Cotati General Plan Update

MEMORANDUM
August 6, 2012

TO:	Planning Commissioners
FROM:	Vicki Parker, Community Development Director Beth Thompson and Ben Ritchie, De Novo Planning Group
SUBJECT:	Review of Goal and Policy Sets (1st of 3 review meetings)
DATE:	August 6, 2012

INTRODUCTION

This Planning Commission meeting will focus on reviewing the Conservation, Noise, Open Space, and Safety Goals, Objectives, Policies, and Actions (Goal and Policy sets). This meeting packet includes the draft Goal and Policy sets for each element of the General Plan:, Circulation, Community Health and Wellness, Community Services and Facilities, Conservation, Economic Vitality, Land Use Noise, Open Space, and Safety, except Housing which was reviewed separately, as Attachment A. A summary of input received from the public and stakeholders during the Visioning process and from the Planning Commission during the previous General Plan Update workshops is also included as Attachment B.

GOAL AND POLICY SETS

Each Goal and Policy set (Attachment A) provides a framework of goals, objectives, policies, and actions that will serve as the backbone of the General Plan Update. After the Planning Commission has reviewed and commented on these documents, the goals, objectives, and policies will be incorporated into the elements of the General Plan Update. The actions will be in a separate implementation chapter of the General Plan Update. The Goal and Policy sets address the following General Plan topics:

- The **Circulation Goal and Policy set** correlates closely with the Land Use Goal and Policy set, and identifies the circulation network necessary to support a multi-modal transportation system. This goal and policy set is intended to facilitate safe movement of people and goods throughout the City by a variety of transportation modes and includes provisions for improving the City's bicycle and pedestrian network and reducing vehicle miles traveled.

- The **Community Health and Wellness Goal and Policy set** addresses overall health conditions, access to health care services and facilities, and access to healthy and nutritional food.

- The **Community Services and Facilities Goal and Policy set** establishes provisions for public service and utility systems including water, wastewater, solid waste, recycling, City government services, schools, libraries, and museums.

- The **Conservation Goal and Policy set** addresses the conservation, development, and use of natural resources, riparian environments, native plant and animal species, soils, mineral deposits, and cultural/historical resources. This set also addresses air quality and greenhouse gas emissions. The Consolidated Natural Hazards and Resources figure illustrates the location of the 100- and 200-year flood zones, known faults, areas of potential soil failure, and critical habitat for biological resources. Additional figures illustrating conservation resources are located in the Background Report.

- The **Economic Vitality Goal and Policy set** is designed to support and enhance the City's economy, through programs to support a diversity of business enterprises and to provide a business-friendly environment.

- The **Land Use Goal and Policy set** designates the general distribution and intensity of residential, commercial, industrial, parks/open space, agricultural, public facilities, and other categories of public and private land uses. The goal and policy set is intend to accommodate a desired range of residential, commercial, industrial, and other growth, while conserving agricultural, open space areas and ensuring that growth is focused on infill opportunities prior to any urbanization of the Sphere of Influence or Urban Growth Boundary. This set includes two Land Use Map options, which will be reviewed with the Planning Commission at the third Goal and Policy review meeting.

- The **Noise Goal and Policy set** establishes standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This set includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.

- The **Open Space Goal and Policy set** addresses the provision and preservation of accessible open space for the protection of natural and scenic resources related to open space and recreational opportunities. This set includes provisions for improved and unimproved parks and recreational facilities. The Parks figure identifies active and passive parks, including the Laguna de Santa Rosa trail, in the City.

- The **Safety Goal and Policy set** establishes policies and programs to protect the community from risks associated with geologic, flood, and fire hazards, as well as setting standards for emergency preparedness.

Each Goal and Policy set contains a series of goals, objectives, policies and action items. The goals, objectives, policies and action items provide guidance to the City on how to direct change, manage growth, and manage resources over the life of the General Plan. This Update adopts a different strategy than the current General Plan utilizes. This document would be self-mitigating – meaning that any impacts created through adoption of new goals or policies would be mitigated by subsequent actions to be implemented. Thus, the document restates many actions, practices or requirements that the City already has in place.

The following provides a description of each and explains the relationship of each component you will be reviewing:

- A **goal** is a description of a general desired result that the City seeks to create through the implementation of the General Plan Update.

- An **objective** further refines a goal and provides additional specificity on how a goal may be achieved by the General Plan. Each goal may have one or more objectives.

- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals and objectives. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Design Review Committee, the Planning Commission, and City Council in review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and generally require no specific action by the City.

- An **action** is an implementation measure, procedure, technique or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action item in the General Plan. An action item is something that can and will be completed.

PRIORITIES AND ISSUES

As part of the General Plan Update process, four Visioning workshops were held between March and May 2011 to receive public and stakeholder input on the General Plan Update. The Planning Commission then held a series of meetings from July 2011 through February 2012 to identify priorities and issues for the General Plan Update to address. At each Planning Commission meeting held between July 2011 and February 2012, the Planning Commission was presented with a summary of the public input received on each General Plan topic during the Visioning Workshops. The Planning Commission considered this public input, and provided additional input and guidance regarding each General Plan topic. A summary of the priorities and issues identified through the Visioning process and Planning Commission meetings is provided as Attachment B.

REQUIRED READING

Prior to the meeting on August 6th, please review the following materials:

1. Conservation Goals, Objectives, Policies, and Actions (Attachment A)
2. Noise Goals, Objectives, Policies, and Actions (Attachment A)
3. Open Space Goals, Objectives, Policies, and Actions (Attachment A)
4. Safety Goals, Objectives, Policies, and Action (Attachment A)
5. Cotati General Plan Update: Priorities and Issues (Attachment B)

TRIPLE BOTTOM LINE WORKSHEET

To aid in your review of the goal and policy set, staff has developed a triple bottom line worksheet which is included as Attachment C. Triple bottom line is an approach to decision making that considers **economic**, **social well-being** and **environmental** factors in a systematic, integrated way. See Figure 1. Rather than making decisions solely on the basis of one factor, three bottom lines are considered. The overall purpose of triple bottom line thinking is to consider all three factors thoughtfully and critically, and to identify ways of adding value across all three. It is not necessary that all factors be given equal weight in all decisions. In some instances, the three factors might be approximately equal in importance and applicability. In others, one factor might be clearly more pertinent or significant to the goal in question.

We have taken "A Vision for Cotati" – the Council adopted vision for the City, and categorized each of the topical vision statements into one of the three categories (across the horizontal axis of the worksheet). We have then provided each of the General Plan Update's goal statements along the vertical axis. The worksheet will hopefully provide the Commission a tool for evaluating whether the new General Plan is consistent with the adopted vision, whether it is comprehensive and

balanced across all three factors, and whether the goal set is internally consistent. It was intended that the squares at the intersection of the vision topics and the General Plan goals would be used for noting the strengths or weaknesses of each goal across the three factors as well as the individual vision topics. If the goals are balanced across the three factors, the subsequent objectives, policies, and action items of the GP should work to implement the goals. Essentially, does the update of the General Plan further our adopted vision for Cotati? The worksheet is strictly for your use. If it is not helpful to you, it is not necessary to complete.

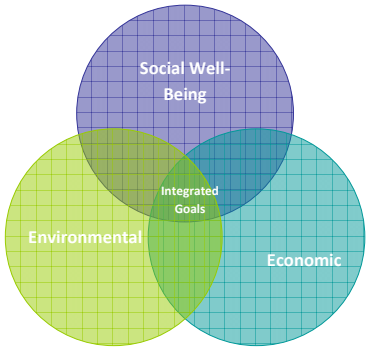


Figure 1. A Triple Bottom Line Approach

WORK EXERCISE

After reading the materials identified above, please consider and be prepared to discuss the following questions for the Conservation, Noise, Open Space, and Safety Goal and Policy sets. *(Note: The Circulation, Community Health and Wellness, Community Services and Facilities, Economic Vitality, and Land Use Goal and Policy sets will be discussed at subsequent meetings.)*

As you are reading through the identified Goal and Policy sets, please consider and come prepared to discuss the following:

a.) Were there issues or concerns raised during the previous Planning Commission meetings regarding the General Plan Update that are not addressed or not adequately addressed in the draft policy documents? If so, please identify the specific issues or concerns.

b.) Are there specific additions or corrections that you would suggest?

Thank you for your thoughtful review; we look forward to your comments.

ATTACHMENT A

GENERAL PLAN UPDATE

GOAL, OBJECTIVE, POLICY, AND ACTION SETS

Circulation
Goals, Objectives, Policies, and Actions

GOAL CI 1 CREATE A CIRCULATION NETWORK THAT REINFORCES THE DESIRED LAND USE PATTERN FOR COTATI, AND PROVIDES FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS TO ALL PARTS OF THE CITY

Objective CI 1.1 Maintain Safe and Efficient Operating Conditions on the Citywide Road Network

Policy CI 1.1 Ensure that the City's circulation network is maintained and improved over time to support buildout of the General Plan in a manner that is consistent with the City's Circulation Diagram Figure CI-1. *(Note: Figure CI-1 will be prepared following the traffic analysis of the preferred land use map).*

Policy CI 1.2 Ensure that the City's circulation network is a well-connected system of streets, roads, highways, sidewalks, and bicycle/pedestrian paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

Policy CI 1.3 Establish a minimum motor vehicle Level of Service (LOS) standard of LOS D at intersections, except within the boundaries of the Downtown Specific Plan where a minimum of LOS E operation shall be maintained. The following shall be taken into consideration in applying LOS standards:

- Levels of service shall be calculated using the average hourly delay for all vehicles entering the intersection, and assessed for the entire peak hour (60 minutes) rather than the peak 15-minute period (PHF=1.0).
- At unsignalized intersections, levels of service shall be determined for both controlled movements and for the overall intersection. Controlled movements operating at LOS E or LOS F are allowable if 1) the intersection is projected to operate at LOS C or better overall, *and* 2) the projected traffic volume on the controlled movement is 30 vehicles or less per hour per approach or exclusive left turn lane.
- Level of service standards shall not apply to minor intersections comprised of only local streets.

Policy CI 1.4 Intersections may be exempted from vehicle LOS standards established in Policy 1.3 in cases where the City Council finds that the infrastructure improvements needed to maintain vehicle LOS (such as roadway or intersection widening) would be in conflict with goals of improving multimodal circulation, or would lead to other potentially adverse environmental impacts. For those locations where the City allows a reduced motor vehicle LOS standard, additional multimodal improvements may be required in order to reduce impacts to mobility.

Policy CI 1.5 Through the development review process, CEQA process, and through long-range infrastructure planning efforts, identify circulation network improvements and mitigation measures necessary to maintain the City's level of service standards.

Policy CI 1.6 When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users and ensure that pedestrians, bicyclists, and transit riders are considered at an equal level to the needs of automobile drivers.

Policy CI 1.7 Maximize the use of federal and other matching funding sources to provide ongoing maintenance, operation, and management of the City's circulation network.

Policy CI 1.8 Maintain safe travel conditions for all modes of travel.

Policy CI 1.9 Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.

Action CI 1a: *Continually seek opportunities to fund maintenance of and improvements to the circulation network, including through active pursuit of a wide range of grant sources.*

Action CI 1b: *Complete the following roadway improvements on City streets to improve the safety and efficiency of the current circulation system, and to support buildout of the General Plan.*

- *List of intersection and roadway improvements – to be identified through the transportation analysis of the preferred land use plan*

Action CI 1c: *Work collaboratively with Caltrans and the County of Sonoma to identify funding sources and complete the following improvements on roadways owned by these agencies within and near the City of Cotati.*

- *Reconstruct Gravenstein Highway between the western City limits and Redwood Drive to include sidewalks, bicycle lanes, and a two-way left-turn lane.*
- *Install a traffic control device at the intersection of Gravenstein Highway and Madrone Avenue, establishing the north leg as the primary roadway connection to Derby Lane and Locust Avenue. Once this improvement is in place, eliminate the current high-speed skewed intersection at Gravenstein Highway/Derby Lane.*
- *Upgrade the U.S. 101 freeway interchange at Railroad Avenue to a full diamond interchange.*
- *Complete capacity improvements on Railroad Avenue between Petaluma Hill Road and U.S. 101.*
- *List of additional intersection and roadway improvements – to be identified through the transportation analysis of the preferred land use plan*

Action CI 1d: *Coordinate with Caltrans to determine the feasibility of constructing new freeway ramps to and from U.S. 101 at existing interchanges in the City of Cotati.*

- *Add new freeway on- and off-ramps between West Sierra Avenue and U.S. 101 North.*

- *Relocate the U.S. 101 North on-ramp at the Gravenstein Highway interchange, creating a standard diamond interchange configuration.*

Action CI 1e: As part of the development review and planning process, review general plan amendments, zone change requests, specific plans, and development projects to ensure that adequate circulation improvements are included, that the project addresses its fair-share of impacts to the City's circulation network, and that the project provides for complete streets to the extent feasible.

Action CI 1f: Update the City's Capital Improvement Program (CIP) to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.

Action CI 1g: Routinely monitor the performance of the circulation network, optimizing traffic signals to maximize efficiency of the existing network on a regular basis.

Action CI 1h: Monitor ongoing efforts to establish multimodal level of service methodologies and assess whether a multimodal level of service is appropriate for application in Cotati. One set of methodologies for analyzing multimodal level of service is contained in the 2010 Highway Capacity Manual (Transportation Research Board)

Action CI 1i: Once the City deems a multimodal LOS methodology to be suitable for application in Cotati, the LOS standards described in Policy 1.3 shall be amended to include quantitative evaluation of pedestrian, bicycle, and transit modes where deemed applicable.

Action CI 1j: Monitor collision reports on an annual basis. Prioritize locations with high collision rates for safety improvements. Through the use of available City funds, apply techniques such as installation of traffic control or warning devices, implementation of traffic calming, geometric modifications, increased enforcement, etc., to improve safety.

Objective CI 1.2 Create a Street Network that Promotes Smooth Traffic Flow at Low Speeds in the Downtown Area and in Residential Neighborhoods

Policy CI 1.10 Implement a grid network of streets that is consistent with both the configuration and character described in the Downtown Specific Plan.

Policy CI 1.11 Retain the viewpoint of the pedestrian as the primary perspective when identifying Hub-related traffic improvements.

Policy CI 1.12 Enhance the safety of pedestrian crossings in the Hub area while ensuring a delightful downtown experience.

Policy CI 1.12 Maintain traffic volumes on residential streets that are appropriate for the surrounding neighborhood context.

Policy CI 1.14 Design new residential streets as a grid roadway system, to the extent practical.

Policy CI 1.15 Discourage cul-de-sac streets.

Policy CI 1.16 Ensure that residential street widths are no greater than needed to accommodate emergency vehicles.

Policy CI 1.17 Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize intersection efficiency, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist circulation.

Policy CI 1.18 Intersections shall be designed to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities.

Action CI 1k: Monitor residential streets as needed to ensure that traffic volumes do not exceed a maximum of 1,500 to 2,000 vehicles per day on improved streets (those with curb, gutter, sidewalk, and well-conditioned pavement), and a maximum of 1,000 to 1,500 vehicles per day on streets which are more rural in nature (typified by poorly-conditioned pavement and the absence of pedestrian walkways). If traffic volumes exceed these criteria, the City shall consider implementing traffic calming measures to reduce through traffic volumes.

Action CI 1l: Require developers to design local roadways (i.e., streets other than arterials and collectors) for speeds of 25 miles per hour or less.

Action CI 1m: Review plans for new or modified intersections to ensure that lane configurations are limited where possible to provide for moderate speeds and pedestrian and cyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.

Objective CI 1.3 Ensure that New Development Contributes to the City's Desired Circulation Network

Policy CI 1.19 Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.

Policy CI 1.20 Require new development to contribute its fair share cost of circulation improvements necessary to address cumulative transportation impacts on roadways throughout the City as well as the bicycle and pedestrian network.

Policy CI 1.21 Require development projects to provide land dedications or pay fees in order to provide bike paths, sidewalks, and walkways.

Action CI 1n: Prepare an Impact Fee Study to support an updated development impact fee that requires new development to pay its fair share of circulation improvements, including but not limited to the improvements shown on Figure CI 1 and listed under Actions 1b and 1c, as well as pedestrian and bicycle facilities such as those included in the Bicycle and Pedestrian Master Plan and those described under Policy CI 2.8.

Action CI 1o: Continue to maintain and routinely update a development impact fee program to fund Citywide transportation improvements.

Action CI 1p: *As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.*

Action CI 1q: *As part of the development review process, ensure that new development facilitates walking, biking, and transit modes; incorporates streets that are designed to maintain safe and efficient traffic flow; provides off-site improvements necessary to mitigate traffic impacts; provides adequate emergency vehicle access; and pays development impact fees that contribute to cumulative circulation improvements.*

Action CI 1r: *Study mechanisms to require new development to privately fund maintenance of local roads (not including collector or arterial streets) through special assessment districts or similar mechanisms to determine whether such an approach would be appropriate for Cotati. The study should evaluate issues including (but not limited to):*

- *voter support;*
- *mechanisms for adjusting assessment fees over time;*
- *risks associated with future default of fee payments;*
- *responsibilities associated with the maintenance of public utilities;*
- *equity concerning drivers that use these streets but are not subject to the fee; and*
- *ability to enforce the California Vehicle Code on affected streets.*

Objective CI 1.4 Create a Circulation Network that Allows for the Safe and Efficient Transport of Goods and Deliveries

Policy CI 1.23 Identify a network of truck routes that serve the purpose of connecting U.S. 101 to freight truck terminals, and industrial areas, in the City.

Policy CI 1.24 Ensure that streets in business areas are designed to effectively accommodate delivery activity.

Action CI 1s: *Maintain, and update as necessary, a list of designated truck routes in the Municipal Code.*

GOAL CI 2 MAINTAIN AND EXPAND A SAFE AND EFFICIENT PEDESTRIAN, BICYCLE, AND TRANSIT NETWORK THAT CONNECTS NEIGHBORHOODS WITH KEY DESTINATIONS TO ENCOURAGE TRAVEL BY NON-AUTOMOBILE MODES WHILE ALSO IMPROVING PUBLIC HEALTH

Objective CI 2.1 Maintain and Develop a Network of Sidewalks and Pathways to Provide for Safe and Convenient Pedestrian Travel

Policy CI 2.1 Establish and maintain a system of pedestrian facilities and crossing enhancements that are consistent with the City's Bicycle and Pedestrian Master Plan.

Policy CI 2.2 As funding permits, provide new sidewalks or paths along Madrone Avenue, West Cotati Avenue, West School Street, West Sierra Avenue, Valparaiso Avenue, and Charles Street.

Policy CI 2.3 Support establishment of special assessments of affected property owners in order to provide funding to install walkways and fill gaps in the existing pedestrian network.

Policy CI 2.4 Require development projects to construct sidewalks and walkways on and off-site in order to maintain consistency with the City's Bicycle and Pedestrian Master Plan, and as dictated by the location of transit stops and common pedestrian destinations.

Policy CI 2.5 When it can be shown that construction of a sidewalk would be at odds with an existing neighborhood's aesthetic and the historic nature of the area, alternatives such as an off-street path or wider paved shoulders may be considered, particularly on low-volume local streets.

Policy CI 2.6 In semi-rural areas and locations where sidewalks are not planned, provide wide shoulders to accommodate pedestrians and bicyclists.

Policy CI 2.7 Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the City.

Policy CI 2.8 Provide benches, covered resting areas, and bicycle parking along off-street pedestrian and bicycle facilities such as the Laguna de Santa Rosa path.

Policy CI 2.9 Where possible, integrate multi-use path facilities into utility corridor rights-of-way.

Policy CI 2.10 Work with utility providers to reduce or eliminate barriers to pedestrian and bicyclist mobility created by utility infrastructure (such as utility poles that obstruct accessibility).

Policy CI 2.11 Continue to provide secure bicycle racks in the Hub, future and existing commercial areas, park-and-ride transit facilities, schools, and multiple unit residential developments.

Action CI 2a: As part of the development process, review development applications to ensure compliance with the City's Bicycle and Pedestrian Master Plan.

Action CI 2b: Review traffic signal timing plans to ensure adequate crossing times for all users at signalized intersections.

Action CI 2c: Review all transportation improvements to ensure installation in accordance with current accessibility standards.

Policy CI 2d: Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-

compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program, to the extent that funding for such activities is available.

Action CI 2e: Review all plans for sidewalk construction to ensure that the sidewalk circumvents existing trees of a size subject to Municipal Code Chapter 17.54, Tree Preservation and Protection, where appropriate and feasible.

Action CI 2f: Develop a rural roads standard to ensure that rural roads provide accommodations for pedestrians and bicyclists.

Objective CI 2.2 Provide a Citywide Network of Bicycle Routes, Multi-Use Paths, and Facilities to Accommodate Travel by Bicycle

Policy CI 2.12 Establish and maintain bicycle facilities that are consistent with the network depicted in the City's Bicycle and Pedestrian Master Plan.

Policy CI 2.13 Public road construction projects shall incorporate facilities identified in the Bicycle and Pedestrian Master Plan to the greatest extent feasible.

Policy CI 2.14 Bicycle parking facilities such as bike racks, bike lockers, and secure bike corrals shall be provided at locations where there is a concentration of residents, visitors, students, or employees.

Action CI 2g: Public Works shall include construction of bicycle and pathway facilities with clearly marked lines (where applicable) and visible signs in the City's Capital Improvement Program.

Action CI 2h: Public Works shall ensure that bicycle loop detectors at traffic signals are clearly identified with stencils.

Objective CI 2.3 Make Transit a Convenient Travel Option for Residents and Employees throughout Cotati

Policy CI 2.15 Through a Capital Improvement Program and joint funding from Sonoma County and Golden Gate Transit, the City shall maintain and, where feasible, continue to build lighted and sheltered seating facilities at bus stops where appropriate.

Policy CI 2.16 Ensure that adequate lighting is provided at all bus stops.

Policy CI 2.17 Continue to work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.

Policy CI 2.18 Safe and continuous pedestrian, vehicular, and bicycle access shall be provided at all transit park-and-ride facilities.

Policy CI 2.19 Pursue improvements and funding to increase transit ridership, increase transit frequencies on key corridors, and expand regular transit service in portions of Cotati that currently have no public transit.

Policy CI 2.20 Establish the SMART multi-modal transit station on East Cotati Avenue and Santero Way to provide a link between commuter rail, bus, pedestrian, and bicycle travel and to provide retail and services to serve SMART transit users.

Policy CI 2.21 Ensure that effective transit linkages are in place between the SMART commuter rail station and the City's primary activity and employment centers.

Policy CI 2.22 Coordinate with SMART in seeking opportunities to fund and construct improvements that improve multimodal access to the Cotati rail station.

Policy CI 2.23 Encourage the use of park and ride facilities in safe and convenient locations.

Action CI 2i: *As funding becomes available, the City should coordinate a contract with Sonoma County Transit to provide more frequent headways and serve a greater portion of the City. The City would review and renew the contract as necessary.*

- *Bus headways of 30 minutes or less are desirable on routes serving Old Redwood Highway and East Cotati Avenue.*
- *New or modified routes that serve the southern and western portions of Cotati should be prioritized.*

Action CI 2j: *Compile a list of bus stops with inadequate lighting, and through the Capital Improvement Program, install street lights at those stops as funding is available.*

Action CI 2k: *Study the feasibility of establishing a public or private shuttle system to serve the SMART commuter rail station, strengthening ties to the Hub as well as major employers and schools in and surrounding Cotati.*

Objective CI 2.4 Prioritize Circulation Improvements that Strengthen Pedestrian and Bicycle Safety for Students Traveling to and from Schools

Policy CI 2.24 Prioritize bicycle and pedestrian safety for students travelling to and from school.

Policy CI 2.25 Develop a Safe Routes to School Program for Thomas Page School and schools in Rohnert Park that serve the Cotati population.

Action CI 2l: *Identify potential bicycle and pedestrian connections from East Cotati Avenue and School Street locations east of Highway 101 to Thomas Page Elementary School. Along rural streets, determine the feasibility of developing a bicycle/pedestrian path along one side of the road.*

Action CI 2m: *As part of the development review process, ensure that new development projects, particularly those along potential Safe Routes to School shown on Figure CI-2, provide bicycle and pedestrian improvements to facilitate the implementation of a Safe Routes to School plan for Thomas Page Elementary School. (Note: Figure CI-2 will be prepared as part of the Draft General Plan Update).*

Action CI 2n: Coordinate with the Cotati-Rohnert Park Unified School District, City of Rohnert Park, Sonoma County Transportation Authority, Sonoma County Department of Public Health, and the Sonoma County Bicycle Coalition to fund and initiate development of a Safe Routes to School Program.

Action CI 2o: Once adopted, routinely review and update the Safe Routes to School plan, to reflect the current circulation infrastructure, student travel patterns, identified hazards, and school characteristics.

GOAL CI 3 REDUCE VEHICLE MILES TRAVELED (VMT) IN ORDER TO REDUCE CONGESTION AND HELP ACHIEVE REGIONAL EFFORTS TO REDUCE GREENHOUSE GAS (GHG) EMISSIONS

Objective 3.1 Reduce the Levels of Greenhouse Gas Emissions Created by Automobile Traffic in Cotati

Policy CI 3.1 Actively support the Regional Climate Protection Authority (RCPA) in its efforts to reduce GHG emissions to a level that is 25% below 1990 levels by 2015 and 40% below 1990 levels by 2035.

Policy CI 3.2 Work with RCPA to identify the need for and locations of additional park-and-ride lots in Cotati in order to increase the number of trips made by transit and carpooling.

Policy CI 3.3 Work with major employers and representatives from Sonoma State University to implement Transportation Demand Management (TDM) programs. Examples of TDM programs may include (but are not limited to) subsidized transit passes, guaranteed ride home, carpool matching, telecommuting, alternative work schedules, car sharing, employer-sponsored vanpools, priced workplace parking, and preferential parking for carpools and/or low-emission vehicles.

Policy CI 3.4 Coordinate with Sonoma State University to minimize traffic impacts through strategic scheduling of classes and major events, implementation of TDM measures, and on-campus parking management.

Action CI 3a: Supply transportation data to the RCPA as requested to assist in the assessment of GHG reduction efforts.

Action CI 3b: Establish specific TDM requirements for projects and consider making requirements sector-based (e.g., residential, commercial, industrial).

GOAL CI 4 MAINTAIN EFFICIENCY OF THE CIRCULATION NETWORK THROUGH COORDINATION WITH REGIONAL PLANNING EFFORTS

Objective CI 4.1 Maintain a Citywide Circulation Network that Effectively Integrates with Surrounding Regional Networks

Policy CI 4.1 Continue to participate in efforts that coordinate the planning and operation of the regional circulation system.

Policy CI 4.2 Provide land use and circulation data to the Sonoma County Transportation Authority (SCTA) as requested, and coordinate with SCTA in implementing and updating the regional Comprehensive Transportation Plan.

Policy CI 4.3 Actively work with Sonoma County and SCTA in coordinating improvements to major roads in the unincorporated areas surrounding Cotati. Major roads include Old Redwood Highway, Railroad Avenue, Petaluma Hill Road, West Sierra Avenue, and Stony Point Road.

Policy CI 4.4 Continue to consult with Caltrans and Sonoma County on transportation planning, operations, and funding to improve automobile and non-automobile circulation on Gravenstein Highway and the City's U.S. 101 freeway interchanges at West Sierra Avenue, Gravenstein Highway, and Railroad Avenue.

Policy CI 4.5 Coordinate with the County, neighboring jurisdictions, and Caltrans to ensure that significant traffic impacts to Cotati from outside the City's jurisdiction are appropriately mitigated.

Policy CI 4.6 Proactively work with surrounding jurisdictions to implement a regional transportation impact fee program. Regional transportation impact fees may be used, for example, to fund regional or sub-regional circulation improvements, or to allow fair share contributions to be made by development in one jurisdiction on behalf of needed mitigations/improvements in a neighboring jurisdiction.

Action CI 4a: Work with the SCTA, County of Sonoma, and City of Rohnert Park to develop a system that allows for the collection of regional transportation impact fees and/or a mechanism to collect and fund transportation mitigations between jurisdictions.

GOAL CI 5 CREATE A BALANCED PARKING SUPPLY THAT ACCOMMODATES DEMAND WHILE MAXIMIZING EFFICIENCY

Objective CI 5.1 Create an Efficient and User-Friendly Downtown Parking Environment

Policy CI 5.1 Maximize the use of existing downtown parking areas, emphasizing the use of shared parking wherever possible, including provision of multi-purpose parking lots that serve both residential and commercial uses.

Policy CI 5.2 Pursue the formation of a downtown parking assessment district which assembles parking to the rear of Hub businesses as depicted in the City of Cotati Downtown Specific Plan.

Action CI a: Continue to work with downtown property owners to facilitate the creation of parking assessment districts.

Action CI 5b: Require either the development of an assessment district or the preservation of the site for the future formation of an assessment district when reviewing all Hub-related development proposals.

Objective CI 5.2 Maintain Parking Requirements and Practices that Complement the Desired Land Use Pattern while Minimizing Neighborhood Impacts

Policy CI 5.3 Ensure that the City's parking requirements result in an efficient supply that is not "overparked."

Policy CI 5.4 Ensure that the parking demand associated with future development does not adversely impact adjacent residential areas due to spillover parking demand.

Action CI 5c: Review parking best practices employed in other jurisdictions, as well as parking utilization within Cotati itself, and if appropriate, incorporate revised parking requirements into the Municipal Code.

Action CI 5d: Study the potential for a parking permit system and reduced parking requirements to be implemented in transit-oriented areas surrounding the Hub and Cotati SMART station.

Action CI e: During the development review process, require commercial, multi-family residential, mixed-use, and other projects that may result in parking impacts to submit parking studies to ensure that adequate parking is provided.

Action CI 5f: If deemed necessary by the City, use parking management techniques (such as residential parking permits) to limit spillover parking impacts in residential neighborhoods.

Community Services and Facilities
Goals, Objectives, Policies, and Actions

GOAL CSF 1 PROVIDE HIGH QUALITY PUBLIC SERVICES AND FACILITIES TO ALL RESIDENTS, BUSINESSES, AND VISITORS IN COTATI

Objective CSF 1A: Ensure that New Growth and Development do not Exceed the City's Ability to Provide Necessary Public Services and do not Overburden Existing Public Services and Facilities

Policy CSF 1.1: Require all development projects to demonstrate, to the satisfaction of the City Engineer, that the City's public services and utilities can accommodate the increased demand for services associated with the project.

Policy CSF 1.2: Require new development to offset or mitigate impacts to public services and facilities to ensure that service levels for existing users are not degraded or impaired by new development, to the satisfaction of the City Engineer.

Policy CSF 1.3: Limit approvals of new development only in those areas where adequate City facilities are available or will be provided by the development.

Policy CSF 1.4: Maintain development fees at a sufficient level to finance infrastructure costs.

Policy CSF 1.5: As new areas are considered for annexation and development, priority for public services and facilities shall be given to existing development within the annexation area not currently served by City services.

Policy CSF 1.6: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City plans and programs related to public services and facilities, including but not limited to the Water Master Plan, the Sanitary Sewer Master Plan and the Capital Improvement Plan. New projects shall assist with the implementation of these plans through the provision of fair-share payments, construction of improvements, or other means identified as appropriate by the City Engineer.

Action CSF 1a: Periodically review and update the various Master Plans for the provision and/or extension of public services. These plans can include the Water Master Plan, the Sanitary Sewer Master Plan, and the City's Capital Improvement Plan. Cost estimates for improvements identified within each respective plan will be used as a basis for establishing and periodically updating development fees. As part of the next update for each of these plans, the update shall include a more streamlined process to facilitate smaller development projects. This process may involve an equivalent dwelling unit (EDU)-type fee and accompanying study to determine EDU allocations. (Public Works Department, Planning Department, City Engineer)

Action CSF 1b: As part of the development review process, evaluate the degree of impact a development will have on the City's infrastructure. The City Council shall ensure that appropriate impact fees and assessments are levied accordingly.

Objective 1B: Ensure the Provision of High Quality Utility Infrastructure to all Areas within the City

Policy CSF 1.7: Continue to require new utility infrastructure, including water lines, sewer lines, telecommunications infrastructure, and electrical utility lines to be constructed underground, except where allowed aboveground as set forth in Chapter 13.60 of the Municipal Code .

Policy CSF 1.8: Require new utility infrastructure to be designed and constructed to meet the most current State standards for seismic safety.

Policy CSF 1.9: Require new utility infrastructure to avoid sensitive natural and cultural resources to the greatest extent feasible.

Policy CSF 1.10: To the extent feasible, require installation of new underground utilities infrastructure to occur concurrently with construction of new roadways to maximize efficiency and minimize impacts from construction activities.

Action CSF 1c: As part of the development review process, ensure that utilities associated with development and infrastructure projects will be constructed underground consistent with the requirements of Chapter 13.60.

GOAL CSF 2 ENSURE THAT ADEQUATE WATER AND WASTEWATER SERVICES ARE AVAILABLE TO SERVE EXISTING LAND USES AND AREAS OF PLANNED GROWTH, AS IDENTIFIED IN THE GENERAL PLAN LAND USE MAP

Objective CSF 2A: Provide an Adequate Supply of Clean, Safe, Fresh, and Environmentally Sound Water to Existing and Planned Users within the City's Service Area

Policy CSF 2.1: Continuously implement a comprehensive water strategy that balances the need to supply potable and non-potable water supplies to all users served by the City with water use reduction strategies and strategies to increase the use of recycled water supplies.

Policy CSF 2.2: Prior to the approval of development, infrastructure, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation) and that potential cumulative impacts to water users and the environment will be addressed.

Policy: CSF 2.3 Ensure the water system and supply is adequate to match rate of development.

Policy CSF 2.4: Priority is given to serving existing water uses over new water uses.

Policy CSF 2.5: Prioritize water system improvements to areas identified for economic growth (commercial and industrial development as well as related housing) in the next 5-10 years.

Policy CSF 2.6: Continue to work with the Sonoma County Water Agency (SCWA) to maintain water supply agreements to ensure an adequate water supply for the City.

Policy CSF 2.7: Support SCWA efforts to increase permitted surface water diversion rights from the Russian River.

Policy CSF 2.8: Support conjunctive groundwater use, to the extent feasible, in order to increase the reliability and flexibility of the City's water supply.

Policy CSF 2.9: Routinely assess the City's ability to meet demand for potable water by periodically updating the Water Master Plan.

Policy CSF 2.10: Continue efforts to reduce water use and increase water conservation.

Policy CSF 2.11: Procure recycled water supplies from the Santa Rosa Subregional Wastewater Treatment and Reclamation System where economically feasible.

Policy CSF 2.12: Use recycled water for landscaping irrigation at City parks and City facilities to the greatest extent feasible.

Policy CSF 2.13: Maintain and ensure adequate emergency water supplies, including the Sonoma County Water Agency and City of Rohnert Park interties, for mutual benefit in case of emergency.

Policy CSF 2.14: Continue to implement the City's water waste and water conservation requirements established under Chapter 13.30 of the Municipal Code.

Policy CSF 2.15: Continue to implement Chapter 13.36 of the Municipal Code and to work with the Environmental Health Division of Sonoma County's Permit and Resource Management Department to ensure that septic tanks do not contaminate the water supply in Cotati.

Action CSF 2a: As part of the development review process, determine the potential impacts of development and infrastructure projects on the water system and ensure that new development contributes its fair share toward necessary water infrastructure and supply. The Planning Department and the City Engineer shall be responsible for ensuring that the assessments are made.

Action CSF 2b: Achieve water use reductions through implementation of the Demand Management Measures (DMM) contained in the Urban Water Management Plan.

Action CSF 2c: Develop mechanisms and infrastructure to deliver recycled water to City water users from the Santa Rosa Subregional Treatment and Reclamation System.

Action CSF 2d: Coordinate with the Sonoma County Water Agency, and continue to participate in planning efforts for the Santa Rosa Plain Groundwater Management Plan to ensure more reliable conjunctive groundwater use.

Action CSF 2e: Develop a public outreach and incentive program to expand and promote the use of recycled water once delivery infrastructure becomes available (this action may be in conjunction with the Conservation Guide discussed in the Conservation Element).

Action 2f: Through the planning process and the Conservation Guide discussed in the Conservation Element, the City shall implement its water waste and water conservation requirements established in Chapter 13.30 of the Municipal Code.

Action CSF 2g: Update the City's water waste and conservation strategy established in Chapter 13.30 of the Municipal Code to be consistent with current BMPs for water conservation, including measures identified by the Sonoma county Water Agency, Sonoma-Marin Water Saving Partnership, and California Urban Water Conservation Council. Ensure that the Conservation Guide (see Conservation Element) includes the mandatory and voluntary measures identified in Chapter 13.30.

Objective CSF 2B: Provide for Adequate Sewer Service

Policy CSF 2.16: Work with the Santa Rosa Subregional Wastewater System and neighboring cities to assist in the maintenance of an adequate sewage treatment and disposal system for the region.

Policy CSF 2.17: Ensure sewage system capacity is adequate to match the rate of development.

Policy CSF 2.18: Maintain adequate sewage conveyance infrastructure to meet existing and projected demand throughout the life of the General Plan.

Policy CSF 2.19: Maintain the sewage conveyance infrastructure to reduce the risks of ground and surface water contamination associated with accidental wastewater discharge and system leakage.

Policy CSF 2.20: Ensure adequate funding is available for needed improvements to the wastewater conveyance infrastructure to reduce stormwater infiltration to the greatest extent feasible.

Policy CSF 2.21: Comply with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of the City's sanitary sewer collection system.

Policy CSF 2.22: Prior to the approval of development that would result in increased demand for municipal sewage conveyance and treatment, require projects to demonstrate that existing services are adequate to accommodate the increased demand or that improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

Policy CSF 2.23: Periodically review and update the Sewer Collection System Master Plan.

Policy CSF 2.24: Review new development for consistency with the Sewer Collection System Master Plan and require new development to pay fair-share payments towards implementation

of system improvements identified in the Sewer Collection System Master Plan, as determined by the City Engineer.

Policy CSF 2.25: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

Policy CSF 2.26: Assist and facilitate the expansion of municipal sewer services to residential areas adjacent to the existing municipal service area that are currently served by septic systems, when such expansion does not create a new demand for growth. Residential areas with development densities of more than one unit per two acres where existing septic systems are failing shall be given top priority for assistance.

Policy CSF 2.27: Ensure future sewer and septic systems are designed to meet or exceed all applicable water quality standards and are located to protect waterways and groundwater resources.

Action CSF 2h: Coordinate Cotati's sewage system with other affected municipalities (Santa Rosa, Rohnert Park, Sebastopol, and Sonoma County) to bring about more efficient and effective solutions for the affected region.

Action CSF 2i: Develop a program to reduce sewer usage. Continue to implement the low flow toilet retrofit program.

Action CSF 2j: Continue to participate in the Santa Rosa Subregional Sewage System efforts to expand capacity and locate appropriate uses for the treated wastewater.

Action CSF 2k: The Planning Department and City Engineer shall monitor sewer capacity. The remaining sewer capacity shall be offered to serve the existing homes in newly annexed areas prior to the issuance of any new building permits.

Action CSF 2l: Upon adoption of the General Plan, apply to the subregional partners for an incremental increase in its wastewater flow allocation to meet projected demand though 2035, if necessary.

Action CSF 2m: Coordinate with the Laguna Wastewater Treatment Plant to increase the National Pollutant Discharge Elimination System (NPDES) permit capacity of the plant to meet projected 2035 demand for all sources of wastewater treated at the plant.

Action CSF 2n: Perform regular cleaning and inspection to help eliminate sanitary sewer overflows.

Objective CSF 2C: Maintain High Quality Fire Protection and Police Services

Policy CSF 2.28: Encourage the Rancho Adobe Fire Protection District to maintain adequate staff and equipment to provide fire protection services to existing and planned population growth in Cotati.

Policy CSF 2.29: Encourage the Rancho Adobe Fire Protection District to maintain an adequate response time for emergency vehicles.

Policy CSF 2.30: Design and maintain City streets in such a way so as to maintain acceptable emergency vehicle response times.

Policy CSF 2.31: Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code in order to minimize the risk of fire.

Policy CSF 2.32: Ensure that new development is served with adequate water volumes and water pressure for fire protection.

Policy CSF 2.33: Ensure that the Police Department has adequate staff and equipment to accommodate existing and planned population growth in Cotati.

Policy CSF 2.34: Promote and support community-based crime prevention programs as an important augmentation to the provision of professional police services.

Policy CSF 2.35: Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum feasible visual and aural exposure to community residents.

Policy CSF 2.36: Continue to promote coordination between land use planning and police and fire protection services through consultation and coordination with the Cotati Police Department and the Rancho Adobe Fire Protection District during the review of new development proposals.

Action CSF 2o: Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.

Action CSF 2p: As part of the development review process for new projects, the City will continue to refer applications to the Rancho Adobe Fire Protection District for determination of the project's potential impacts on fire protection services. Requirements will be added as Conditions of Approval to project's approving resolutions.

Action CSF 2q: As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police response time and public safety and that the project addresses its impacts on police services.

Action CSF 2r: Perform a periodic assessment to ascertain means of assuring that the Police staff and equipment are adequate to meet the needs of the community.

Action CSF 2s: Develop information on Neighborhood Watch Programs and actively promote such programs.

GOAL CSF 3: ENSURE SAFE, CONVENIENT, AND ENVIRONMENTALLY RESPONSIBLE WASTE DISPOSAL AND RECYCLING SERVICES THROUGHOUT THE CITY

Objective CSF 3A: Provide Adequate Solid Waste Disposal Services and Increase Recycling and Reuse among Residents, Businesses and City Departments

Policy CSF 3.1: Provide adequate waste disposal, recycling and reuse services, including programs that improve public access to solid waste collection and recycling facilities.

Policy CSF 3.2: Reduce solid waste and increase reduction, reuse, and/or recycling, in compliance with the Countywide Integrated Waste Management Plan.

Policy CSF 3.3: Work with the Sonoma County Waste Management Agency to identify environmental and economical means to meet the need for solid waste disposal.

Policy CSF 3.4: Require and/or support the operation of resource recovery facilities by the City waste hauler and the disposal site operators.

Policy CSF 3.5: City operations shall use recycled materials whenever feasible.

Policy CSF 3.6: Support programs that re-use recycled materials and solid waste, such as the use of biomass waste for energy production.

Policy CSF 3.7: Continue to coordinate with Sonoma County to require all businesses and residents to comply with the local and State requirements regarding the proper disposal of toxic and hazardous materials and waste.

Policy CSF 3.8: Require new or significantly remodeled residential and all non-residential development to incorporate sufficient, attractive, and convenient interior and exterior storage areas for recyclables and green waste.

Action CSF 3a: Work with the refuse collection contractor and the Sonoma County Waste Management Agency to continue and expand an effective recycling and composting program of glass, paper, aluminum, plastic, and other recyclable materials, as well as compostable materials including yard debris and vegetative food scraps.

Action CSF 3b: Require the City's refuse collection contractor to be responsible for periodic press releases which remind residents about the recycling and composting program.

Action CSF 3c: Work with the refuse collection contractor to provide a higher level of recycling and composting services for multiple family projects.

Action CSF 3d: Undertake a solid waste disposal and reduction education program in collaboration with the Sonoma County Waste Management Agency. The outreach program shall include information related to the proper disposal and resources for the disposal of household hazardous wastes, including, but not limited to:

- *Motor oil*
- *Electronics*
- *Medications/pharmaceuticals*
- *Batteries*
- *Paint*
- *Syringes/needles*
- *Treated Wood*
- *Fluorescent lamps/CFLs*

Action CSF 3e: Amend or revise the City's procurement process to favor the purchase of recycled products and/or materials that contain recycled materials.

GOAL CSF 4 ENHANCE THE QUALITY OF LIFE FOR ALL CITY RESIDENTS THROUGH THE PROVISION OF CULTURAL AND SOCIAL RESOURCES INCLUDING QUALITY SCHOOLS, LIBRARIES, AND MUSEUMS

Objective CSF 4A: Work with the Cotati/Rohnert Park Unified School District to Provide Quality Education for the Youth of Cotati

Policy CSF 4.1: The City strongly supports the continued operation of Thomas Page Elementary School and shall support the continued operation of the school whenever and however feasible.

Policy CSF 4.2: Support programs and public improvements that allow children to safely walk or bicycle to school. See the Circulation Element for additional policies and actions related to Safe Routes to Schools.

Action CSF 4a: Through the development review process, ensure that the Cotati/Rohnert Park School District is provided an opportunity to evaluate the impact of new development to public schools that serve the City of Cotati.

Objective CSF 4B: Strengthen Ties between the City and Sonoma State University

Policy CSF 4.3: Promote a strong, coordinated and mutually beneficial relationship with Sonoma State University (SSU), specifically including university faculty and students.

Policy CSF 4.4: Support and encourage SSU to partner with the City to provide educational opportunities that provide benefits to both the University and the City.

Policy CSF 4.5: Support efforts to provide continuing adult education programs.

Policy CSF 4.6: Take appropriate steps to make Cotati a healthy, welcoming, and hospitable place for SSU faculty and students to live, dine, shop, and recreate.

Action CSF 4b: Encourage SSU to undertake projects in the City and to undertake assignments on real-world projects in Cotati. Examples of such projects may include, but are certainly not limited to:

- *Programs that provide care and assistance to seniors,*
- *Programs that promote youth activity and community participation,*
- *Joint use of recreational facilities, and*
- *Programs that expand public access to the arts and cultural resources.*

Action CSF 4c: Designate a City staff person or member of the City Council to act as a liaison between the City and SSU to encourage collaboration on projects, activities, and service opportunities.

Objective CSF 4C: Support County Efforts to Provide Library Services that Meet the Evolving Educational and Social Needs of Cotati Residents

Policy CSF 4.7: Encourage private donations and support State funding for library operations that serve Cotati.

Policy CSF 4.8: Explore opportunities to expand library services to areas within the City of Cotati.

Action CSF 4d: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.

Action CSF 4e: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.

Objective CSF 4D: Promote and Expand Cultural, Historical, and Social Awareness through Museums and Cultural Heritage Projects

Policy CSF 4.9: Support the continued operation of the Cotati Historical Society Museum.

Action CSF 4f: Identify partnership opportunities between the City and local volunteers to undertake projects that educate and inform the public about the City's historical and cultural background.

GOAL CSF 5 PROVIDE RESPONSIVE AND HIGH QUALITY CITY GOVERNMENT SERVICES TO RESIDENTS AND BUSINESSES

Objective CSF 5A: Maximize Public Participation in Local Government Actions and Achieve Excellent Levels of City Government Customer Service

Policy CSF 5.1: Encourage citizen participation at City government meetings, hearings, and workshops.

Policy CSF 5.2: Solicit feedback from residents and citizens regarding City-initiated projects, programs and outreach efforts.

Policy CSF 5.3: Provide information related to City services and resources to residents, businesses and visitors through the City's website and other media, including community bulletin boards, local newspapers, direct mailings, and other appropriate methods.

Action CSF 5a: *Regularly update information on the City's website to provide current information regarding City services, City programs, and resources for residents, visitors and businesses.*

Action CSF 5b: *Prior to City meetings, hearings, and public workshops, provide adequate notice to the public through a range of methods, including but not limited to, the City's website, advertisements in the local newspaper, and postings on community bulletin boards.*

Community Health and Wellness
Draft Goals, Objectives, Policies, and Actions

Note: The Community Health and Wellness Element addresses health issues not addressed by other elements of the General Plan. Other elements of the General Plan that address important aspects of community health and wellness include:

- The Land Use Element addresses the built environment including the mix of uses, density and intensity and creating a walkable environment.
- The Circulation Element includes goals and policies on creating a multi-modal transportation system that promotes walkability, bicycle use, and alternatives to single-passenger vehicle use.
- The Open Space and Recreation Element lays out goals and policies to improve the amount of, access to, and quality of parks and open spaces in and around Cotati.
- The Conservation Element addresses key aspects of environmental health, including clean water, clean air, and the protection of natural resources.
- The Safety Element includes a range of health topics to protect the community from man-made and natural hazards.
- The Housing Element includes policies and programs to ensure a range of safe and secure housing types accessible to special needs groups, including low income families, the elderly and people with disabilities.

GOAL CHW 1: ESTABLISH AND MAINTAIN A CITY LEADERSHIP ROLE TO PROMOTE AND ENHANCE THE OVERALL HEALTH CONDITIONS OF COTATI

Objective CHW-1A: Actively promote healthy lifestyles through the City decision-making process, City operations, and City leadership.

Policy CHW 1.1: Actively address public health related issues in order to maintain a high quality of life standard.

Policy CHW 1.2: Work with and create partnerships with organizations and health advocacy groups to publicize and promote City policies, programs, and activities that improve community health through physical activity, behavioral health, food, and the environment.

Policy CHW 1.3: Promote preventive health care and behaviors as an ideal means of improving health outcomes.

Policy CHW 1.4: Encourage all City departments, programs and facilities to consider and integrate public health goals into their daily operations, to the extent feasible.

Policy CHW 1.5: Promote the health and well-being of City employees through workplace wellness programs and policies.

Objective CHW-1B: Support community health collaboration, education, and communication.

Policy CHW 1.6: Educate the public about the links between the built environment, health behaviors, and public health outcomes.

Policy CHW 1.7: Promote sustainable best practices relating to businesses, schools, and other public facilities by showcasing examples of such stewardship in demonstrations, educational events, and workshops.

Policy CHW 1.8: Collaborate with the Sonoma County Department of Health Services and other interested agencies to track community health data and issues, address areas of need, and communicate key trends to City staff, the public, and elected officials.

Action CHW-1a: Develop and connect with existing programs to foster collaboration between local health agencies/officials and City staff and elected officials.

Action CHW-1b: Develop or obtain a list of best practices related to promoting healthy communities.

Action CHW-1c: Collaborate with the Sonoma County Departments of Health Services and Human Services to track community health information systematically and in ways appropriate for use in decisions about the built environment.

Action CHW-1c: Collaborate with the Sonoma County Department of Health Services, experts and non-profits to develop and implement training programs for elected officials, commissions, and City staff to build capacity for implementing the Community Health and

Wellness Element. Training programs may also be developed for community leaders and organizations to advocate for healthy communities over the life of this General Plan and beyond.

Action CHW-1d: Work with the Sonoma County Department of Health Services and community stakeholders to identify creative ways to promote healthy lifestyle choices. Explore strategies that effectively target special needs of underserved communities such as youths, seniors and low-income households. Outreach materials may include newsletters, a website, postcards and radio or television announcements.

Objective CHW 1-C: Reduce the harmful impacts of alcohol and tobacco use on individuals, their families, and the larger community.

Policy CHW 1.9: Address responsible alcohol consumption through outreach and efforts intended to reduce adult high-risk drinking and underage access to alcohol and its related problems.

Policy CHW 1.10: Reduce exposure to second- and third-hand tobacco smoke.

Policy CHW 1.11: Encourage Sonoma County Department of Health Services to continue to provide public education programs that educate the community regarding the health impact of smoking, second-hand smoke, alcohol problems, and effective actions to improve individual and community health.

Action CHW-1a: Consider adoption of a Second-Hand Smoke Ordinance that would reduce exposure to tobacco smoke. The ordinance may address limitations on smoking in public places (e.g., entryways to buildings and outdoor dining areas); at public events; and in multi-unit housing, including common areas and residential units. The ordinance may also include provisions to provide greater oversight regarding tobacco sales and availability to minors, including a tobacco retail licensing fee that would allow more stringent oversight and enforcement of tobacco sales to minors, and limitations on tobacco sales near sensitive areas such as schools and parks.

Action CHW-1b: Consider the adoption of a Deemed Approved Alcohol Ordinance (nuisance abatement standards) to protect public health and safety by mandating Responsible Beverage Service (RBS) training and reducing alcohol related problems in and around ABC licensed establishments.

Action CHW-1c: Consider adoption of a Social Host Ordinance to protect the public health, safety, and general welfare by promoting responsible hosting to prevent underage drinking, and holding individuals responsible for providing a location where underage drinking takes place.

Action CHW-1d: Continue to require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales/service to minors and sales/service to obviously intoxicated persons.

GOAL CHW 2: ENSURE CONVENIENT ACCESS TO HEALTH CARE FOR CITY RESIDENTS AND A WIDE RANGE OF HEALTHCARE, COMMUNITY HEALTH CENTERS, AND MENTAL HEALTH CARE FACILITIES IN AND AROUND COTATI

Objective CHW-2A: Increase the range and number of health care providers in Cotati and expand access to health care services.

Policy CHW 2.1: Support existing health care services and encourage the location of new health care facilities and medical services providers in the City. Encourage new facilities to be located in areas that are readily accessible by pedestrians and bicyclists and served by transit.

Policy CHW 2.2: Encourage Sonoma County Department of Health Services to continue to serve as a resource to the community on the availability of health care options and resources in and around Cotati.

Policy CHW 2.3: Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.

Action CHW-2a: Consider the feasibility of developing a medical services providers attraction and retention program to increase the number of medical and health services providers within the City.

Action CHW-2b: Provide resources at City Hall and on the City website regarding the location and contact information of health care providers serving the City, including mental health and substance abuse programs, oral health services, mobile services, access to such providers, available free and low-cost health care programs. Information on the website may include a community health or similar page that provides links to the Sonoma County 211, Healthy Sonoma, Health Action, and other community health resources.

Action CHW-2c: Collaborate with transit service providers to adequately serve people who are transit-dependent by improving connections to regional medical facilities that serve Cotati residents and businesses.

Action CHW-2d: Support efforts by local community health agencies and organizations to provide annual training to Cotati residents and City staff for basic first aid and cardiopulmonary resuscitation skills.

GOAL CHW 3: ENSURE ALL RESIDENTS HAVE CONVENIENT ACCESS TO HEALTHY AND NUTRITIONAL FOOD OPTIONS

Objective CHW-3A: Increase the availability and variety of healthy food options.

Policy CHW 3.1: Promote the availability of fresh fruits and vegetables and healthy foods and support a wide range of healthy food sources.

Policy CHW 3.2: Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, urban agriculture, federal food assistance programs, and healthy food retailers.

Policy CHW 3.3: Recognize that urban agriculture has the potential to supplement the availability of fresh fruit and vegetables in the community, provide economic opportunities to Cotati residents, lower food costs, reduce overall energy consumption and build social cohesion.

Policy CHW 3.4: Encourage new and existing convenience stores, supermarkets, liquor stores, and neighborhood markets to stock nutritional food choices, including local produce, local meats and dairy, 100% juices, and whole-grain products.

Policy CHW 3.5: Encourage year-round operation of farmers' markets.

Policy CHW 3.6: Support schools and other organizations' efforts to encourage students and their families to make healthy food choices through providing fresh, nutritious lunches and providing students and their families access to fresh fruits and vegetables through "edible school yards" and sustainable gardening programs.

Action CHW-3a: Encourage the Sonoma County Human Services Department to continue its efforts working with stores to increase acceptance of food assistance programs such as CalFresh EBT cards and WIC (Women, Infants and Children) in order to increase food security for all Cotati residents.

Action CHW-3b: Encourage the Sonoma County Departments of Human Services and Health Services, the Sonoma County Food System Alliance, and community-based organizations to provide information and educational outreach to Cotati residents about healthy food choices, including the Sonoma County CalFresh program and other food programs, to ensure that all City residents have information and access to resources on healthier eating and access to nutritious foods.

Action CHW-3c: In collaboration with the Sonoma County Department of Health Services and community organizations, develop and implement a program to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance program, help create a safe and inviting environment around their stores, and, when possible, secure and promote "local" food produced in Sonoma County. I

Action CHW-3d: Work with the Sonoma County Food System Alliance, Health Action, and non-profits, community groups and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, and orchards. The work effort should explore the feasibility of implementing the following strategies:

- *Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;*

- *Supporting the development of appropriate agriculture in residential, industrial, business, and open space zones;*

- *Support farm to institution (such as schools, hospitals, nursing homes, daycare centers) and businesses (such as restaurants and food outlets), while creating economic opportunities for urban growers and related industries;*

- *Support efforts of local gardening organizations to promote the development and expansion of family and community gardens as well as edible landscaping; and*

- *Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.*

Conservation
Goals, Objectives, Policies, and Actions

GOAL CON 1 PROTECT AND ENHANCE COTATI'S ECOSYSTEM AND NATURAL HABITATS

Objective CON 1a: Protect Cotati's Natural Setting and Habitat for Sensitive Plant and Animal Species

Policy CON 1.1: Sensitive habitats include, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the U.S., sensitive natural communities, and other habitats designated by state and federal agencies and laws.

Policy CON 1.2: Preserve and enhance those biological communities that contribute to the City's rich biodiversity including, but not limited to, annual grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, and agricultural lands.

Policy CON 1.3: Attempt to resolve conflicts between sensitive habitat areas and adjoining urbanized lands on a case by case basis in a manner which recognizes the public interests in both resource protection and the need to provide for residential and job-generating land uses.

Policy CON 1.4: Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

Policy CON 1.5: Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

Policy CON 1.6: Avoid removal of large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations.

Action CON 1a: Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to submit a biological resources evaluation which determines whether significant adverse impacts will occur. Evaluations shall be carried out under the direction of the Community Development Department and consistent with applicable state and federal guidelines. Projects shall be designed to avoid or reduce impacts to the maximum extent feasible. Where adverse impacts cannot be feasibly reduced or avoided through project design, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) that may include, but are not limited to, the following strategies:

a. *Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs.*

b. Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.

c. Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.

d. Protection for habitat and the known locations of special-status species through adequate buffering or other means.

e. Provision of replacement habitat of like quantity and quality on- or off-site for special-status species.

f. Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.

g. Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities.

h. Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.

i. Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species.

Action CON 1b: Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:

a. Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;

b. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and

c. Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat

Action CON 1c: Develop CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of the California Environmental Quality Act (CEQA).

Action CON 1d: Through coordination with the U.S. Fish and Wildlife Service, California Department of Fish and Game, and Sonoma County develop and maintain a map of sensitive biological communities and habitat within the Cotati Urban Growth Boundary.

Ensure that this map and associated information is readily available to potential developers and the public.

Objective CON 1B Protect and Enhance Local Riparian, Wetland and Aquatic Habitat

Policy CON 1.7: Consult with all resource agencies during the CEQA review process for proposed developments to help identify wetland and vernal pool habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat and provides opportunities for mitigation banking.

Policy CON 1.8: Conserve riparian habitat along local creeks, including but not limited to the Laguna de Santa Rosa and Cotati Creek, in order to maintain suitable habitat for native fish and plant species.

Action CON 1e: Utilize existing regulations and procedures, including but not limited to the Land Use Code, Design Review, and the environmental review process (CEQA) to conserve wetlands and riparian habitat within the City and the Urban Growth Boundary. Comply with the federal and state requirements, including no net loss of wetlands using mitigation strategies such as:

a. *Avoidance of wetlands and riparian habitat through site design;*

b. *Clustered development;*

c. *Transfer of development rights; and/or*

d. *Compensatory mitigation, such as habitat restoration or habitat creation. 1*

Action CON 1f: Coordinate with the California Department of Fish and Game and Sonoma County to identify potentially impacted aquatic habitat within the Urban Growth Boundary and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams and other waterways.

Action CON 1g: Periodically review, and update if necessary, Chapter 17.56 of the Cotati Municipal Code to ensure that the most appropriate requirements and best management practices are implemented to protect and restore wetland resources in the Planning Area.

Action CON 1h: Provide a Conservation Page (or similar page) on the City's website provides links to resource agencies (CDFG, USFWS, USACE, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent the City has readily available information.

Objective CON 1C Protect Surface Water Quality in the City's Creeks, Streams, and Waterways

Policy CON 1.9: Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.

Policy CON 1.10: Rehabilitate existing channelized waterways, as feasible, to remove concrete linings and allow for a connection with the stream channel and the natural water table. Avoid creating additional channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.

Policy CON 1.11: Where feasible, restore existing channelized waterways to a more natural condition. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.

Policy CON 1.12: Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare.

Policy CON 1.13: Prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.

Policy CON 1.14: New development adjacent to creeks and streams should include opportunities for beneficial uses, such as flood control, ecological restoration activities, public access trails, and walkways.

Action CON 1i: Coordinate with interested public and private entities to create new and expanded public access trails along creeks and streams that connect to parks and open space areas within the Urban Growth Boundary.

Action CON 1j: Continue to identify which stormwater and drainage facilities are in need of repair and address these needs through the CIP process.

Objective CON 1D Protect Hillsides and Ridgelines from Visual Impacts and Erosion

Policy CON 1.15: Protect Cotati's ridgelines (hill tops and steep hillsides) from erosion, slope failure and development. (See Figure CON-1).

Policy CON 1.16: Preserve the topography of Cotati's hills by prohibiting unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted.

Policy CON 1.17: Maintain view corridors to natural ridgelines and landmarks.

Policy CON 1.18: Maintain hillsides in the City as a scenic backdrop to urban development.

Policy CON 1.19: Prohibit development on hillsides and ridgelines where structures would interrupt the skyline.

Policy CON 1.20 : Require structures within new developments to step with the slope of the site. Absorb site topography through the use of split-level designs.

GOAL CON 2 REDUCE AIR POLLUTANTS AND GREENHOUSE GAS EMISSIONS

Objective CON 2A Improve Air Quality in Cotati and Reduce Air Quality Impacts from Future Development

Policy CON 2.1: Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts.

Policy CON 2.2: Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants.

Policy CON 2.3: Require discretionary projects involving sensitive receptors such as children, the elderly, or people with illnesses proposed within 500 feet of the Highway 101 corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels.

Policy CON 2.4: Require new development or significant remodels to install fireplaces, wood stoves, and/or heaters which meet current BAAQMD standards.

Policy CON 2.5: Continue to require all construction projects and ground disturbing activities to implement BAAQMD dust control and abatement measures.

Action CON 2a: Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.

Action CON 2b: Refer development, infrastructure, and planning projects to the Bay Area Air Quality Management District (BAAQMD) for review. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of:

a. *Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.*

b. *Potential exposure of sensitive receptors to toxic air contaminants.*

c. *Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.*

d. *Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.*

Action CON 2c: Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.

Action CON 2d: Provide a Conservation Page (or Environmental Page) on the City's website provides links to resource agencies (ARB, BAAWMD, EPA, etc.) and provides information, regarding local and regional conservation and environmental programs, to the extent the City has readily available information, including methods for pollution prevention, including reduced air pollutant and greenhouse gas emissions through use of alternative forms of transportation (bicycling, pedestrian, transit), through reducing wood-burning activities using EPA-certified wood-burning devices, etc.

Objective CON 2b: Reduce Emissions of Greenhouse Gases from City Operations and Community Sources

Policy CON 2.6: Reduce greenhouse gas (GHG) emissions from City facilities and operations to 30 percent below 1990 levels by 2015, consistent with the goals stated in the 2008 Cotati Greenhouse Gas Emissions Reduction Action Plan.

Policy CON 2.7: Continue to aggressively implement the greenhouse gas (GHG) reduction measures contained in the 2008 Cotati Greenhouse Gas Emissions Reduction Action Plan.

Policy CON 2.8: Support the development and implementation of a GHG reduction plan, or Climate Action Plan, that addresses and reduces GHG emissions associated with community operations, including but not limited to: mobile sources (vehicle traffic), energy consumption, and solid waste.

Policy CON 2.9: Coordinate with Sonoma County and nearby cities to implement regional GHG reduction plans and consolidate efforts to reduce GHGs throughout the County.

Policy CON 2.10: Encourage local businesses and industries to engage in voluntary efforts to reduce GHG emissions and energy consumption.

Policy CON 2.11: Preserve, protect and enhance, as appropriate, the City's carbon sequestration resources, also referred to as "carbon sinks," to improve air quality and reduce net carbon emissions.

Policy CON 2.12: Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.

Action CON 2e: Continue to review new development, significant remodels, and infrastructure projects for consistency with the Sonoma County Community Climate Action Plan.

Action CON 2f: Regularly monitor and track the City's progress towards meeting the municipal GHG reduction goals contained in the 2008 Cotati Greenhouse Gas Emissions Reduction Action Plan.

Action CON 2g: Update the City's 2008 Greenhouse Gas Emissions Reduction Action Plan every five years, or more frequently if the City Council deems appropriate, to make progress towards the City's GHG reduction goals.

GOAL CON 3 PROMOTE CONSERVATION OF ENERGY AND OTHER NATURAL RESOURCES

Objective CON 3A Achieve a High Level of Energy Efficiency in New Buildings and in Significant Remodels

Policy CON 3.1: Continue to require all new public and privately constructed buildings to meet and comply with CALGreen Tier 1 standards.

Policy CON 3.2: Support innovative and green building best management practices, including LEED certification, for all new development, and encourage project applicants to exceed CALGreen Tier 1 standards, if feasible.

Policy CON 3.3: Promote the use of alternative energy sources in new development.

Policy CON 3.4: Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.

Action CON 3a: Continue to review development projects to ensure that all new public and privately development complies with CALGreen Tier 1 standards as well as the energy efficiency standards established by the General Plan and Land Use Code.

Action CON 3b: Amend the Land Use Code to include a requirement that all new swimming pools be solar heated.

Action CON 3c: Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.

Action CON 3d: Amend the Municipal Code to incentive the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.

Objective CON 3B Enhance Cotati's Micro-Climate

Policy CON 3.5: Ensure protection of solar access.

Policy CON 3.6: Ensure that street layout and design minimizes the use of pavement to the greatest extent feasible in order to reduce cooling energy needs.

Policy CON 3.7: Encourage tree planting, including widespread use of trees as windbreaks to maximize the effects of cooling westerly winds and planting of deciduous trees to help reduce summer temperatures, either in conjunction with new development or through private sector participation.

Action CON 3e: Amend the Land Use Code to include provisions for alternatives to traditional paved surfaces, e.g. turf block, where appropriate.

Action CON 3f: Review development applications consistency with the solar access, building orientation, shade tree, and other climate-related provisions in the General plan, Land Use Code, and Design Review Standards.

Action CON 3g: Establish an annual tree planting day, making every effort to engage civic and community groups and local nurseries to assist with providing trees, outreach, and coordination.

Action CON 3h: Update the Design Guidelines to encourage the use of trees for windbreaks and wind channeling in new development and to ensure that deciduous trees do not interfere with solar access.

Objective 3C Reduce Consumption of Natural Resources

Policy CON 3.8: Promote water conservation among water users.

Policy CON 3.9: Require the use of drought-tolerant and regionally native plants in landscaping.

Policy CON 3.10: Ensure that the layout and design of new development and significant remodels encourages the use of transportation modes other than automobiles and trucks.

Policy CON 3.11: Continue the City-wide recycling program and actively encourage recycling.

Policy CON 3.12: Continue efforts to reduce solid waste generation throughout the life of the General Plan.

Action CON 3i: Provide a Conservation Page (or Environmental Page) on the City's website provides links to resource agencies and provides information, regarding local and regional conservation and environmental programs, to the extent the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate re-use and recycling of water, water conservation measures, and xeriscaping

Action CON 3j: Develop a list of drought-tolerant and native plants appropriate for use in Cotati and review development projects for adherence to this list.

Objective 3D Enhance Cotati's Present Landscaping in a Visually Pleasing Manner while Promoting Energy Efficiency, Water Conservation, and Native Plants

Policy 3.13: Continue a no tree cutting policy throughout Cotati, except when a permit has been obtained.

Policy 3.14: Continue to require landscaping to provide visual screening of parking areas, outdoor storage, loading docks, and similar uses.

Policy 3.15: Plant and maintain deciduous native trees along Old Redwood Highway in such a way that the deciduous trees will eventually arch over the street in sections but will not obstruct views or the visual sightlines along the street.

Policy 3.16: Improve and maintain landscaping around commercial areas in order to minimize the "heat island" effect, provide shade, soften the harshness of such commercial areas, and create a more leisurely ambience.

Policy 3.17: Plant a combination of deciduous native trees and more flower beds consisting of native flowers, if possible, so that there is a continuous show of flowers throughout the year in La Plaza Park.

Policy 3.18: The natural paths of creeks should not be disrupted as a consequence of development.

Action CON 3k: Continue implementing the City Tree Preservation Ordinance.

Action CON 3l: Periodically undertake a citywide notification program to notify the citizens and arborists doing business within the City limits of the Tree Preservation Ordinance.

Action CON 3m: Through the use of public funds, where available, provide for the screening of public parking areas through the use of trees, shrubs, berms, and evergreen plants

Action CON 3n: Through the development review process, the City shall encourage the use of deciduous trees to promote energy conservation.

Action CON 3o: During the development review process, discourage the loss of native trees.

Action CON 3p: The City shall continue to implement the landscape and tree ordinance to give preference to native and drought tolerant species. The Planning Division shall review and revise as necessary.

Action CON 3q: Design Review criteria shall be prepared to require that creeks, trees, views and features unique to the site be preserved and incorporated into design proposals. The Design Review Committee shall insure that new development meets the criteria.

GOAL CON 4 PROTECT AND PRESERVE COTATI'S HISTORIC AND CULTURAL RESOURCES

Objective CON 4A Protect Native American Resources and Heritage

Policy CON 4.1: Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.

Policy CON 4.2: Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.

Policy CON 4.3: Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Policy CON 4.4: Consistent with State local and tribal intergovernmental consultation requirements such as SB18, the City shall consult with Native American tribes that may be interested in proposed new development and land use policy changes.

Action CON 4a: Work with the Federated Indians of the Graton Rancheria to prepare a narrative description of the Native American background of the Cotati area and request the Federated Indians of the Graton Rancheria to provide pictorial examples of the types of Native American resources present in the vicinity. Place this description on the City's website as a link under the History of Cotati section.

Action CON 4b: Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

Action CON 4c: Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:

a. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, Community Development shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the City Community Development Department.*

b. *If human remains are discovered during any ground disturbing activity, work shall stop until Community Development and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the City Planning Department.*

Action CON 4b: Continue to invite the Federated Indians of the Graton Rancheria, as well as other recognized tribes that express interest, to comment on City projects as part of the environmental review process.

Objective CON 4B Protect Important Historic Resources and Use these Resources to Promote a Sense of Place and History in Cotati

Policy CON 4.7: Encourage the voluntary identification, conservation, and re-use of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

Policy CON 4.8: Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.

Policy CON 4.9: Leverage the City's strong cultural and historic heritage to support and encourage historically-oriented visitor programs and heritage tourism through cooperation with local, regional, and state marketing efforts.

Policy CON 4.10: Continue to support and promote annual festivals and community events that celebrate Cotati's cultural heritage.

Policy CON 4.11: Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Cotati's cultural and historical heritage.

Action CON 4c: Develop a Historic Cotati program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:

a. *Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.*

b. *Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.*

c. *Establishment of local historic districts (potentially the Old Redwood Highway Corridor) with standards to conserve historical resources and promote the highest and best use of such resources.*

d. *Property owner incentives such as reduced building permit fees for historic renovations, streamlined application processing, a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City).*

Action CON 4d: Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:

1. *Design styles, age of home, and other criteria to determine applicability of the guidelines;*

2. *Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, streetscapes);*

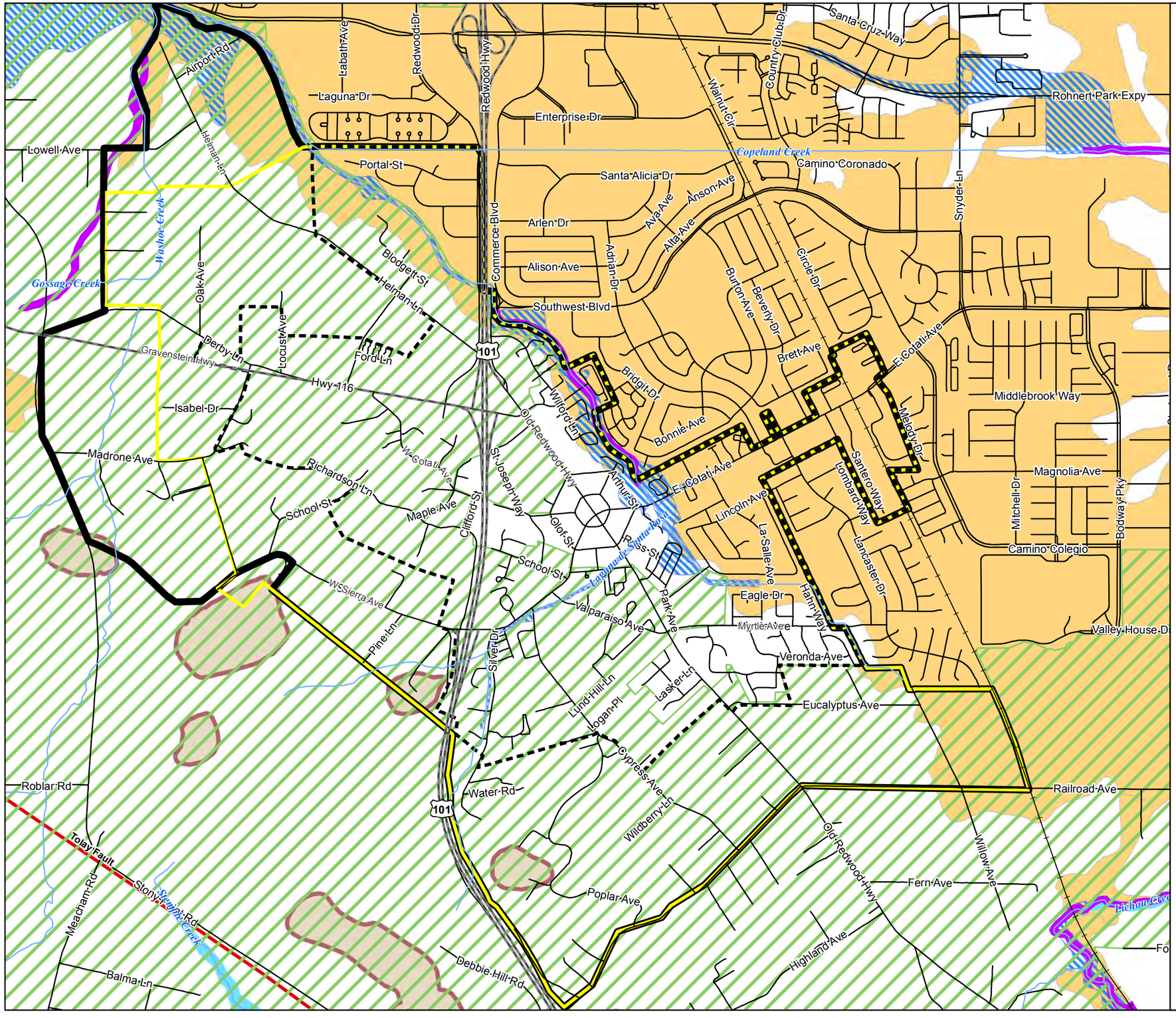
3. *Standards for modifications and renovation, including the extent of changes that can occur;*

4. *Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.*

Action CON 4e: Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events, such as the Cotati Accordion Festival, Jazz Festival, and Oktoberfest.

Cotati General Plan Update

Figure CON-1
Consolidated Hazards and Sensitive Habitat



FEMA Flood Zone Designations
- 100-yr Flood Zone

DWR Flood Zone Designation
- 200-yr Flood Awareness Area

Quaternary Faults
- Certain

Liquefaction Potential
- Very High

Landslide Potential
- Very High

Shrink/Swell Potential
- High

Critical Habitat
- California Tiger Salamander

Planning Areas
- City Boundary
- Sphere of Influence
- Urban Growth Boundary

0 500 1,000
Feet

1:20,000

Data sources: California Geological Survey; US Geological Survey; USDA Natural Resource Conservation Service Soil Survey Geographic Database; US Department of the Interior; US Fish and Wildlife Service; FEMA; California DWR; Cotati GIS. Map date: June 22, 2012.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Economic Vitality
Goals, Objectives, Policies, and Actions

GOAL EV 1 ESTABLISH AND MAINTAIN A HEALTHY LOCAL ECONOMY THAT INCLUDES A DIVERSITY OF COMMERCIAL AND INDUSTRIAL ENTERPRISES WHICH PROVIDE GOODS, SERVICES, AND EMPLOYMENT OPPORTUNITIES TO RESIDENTS CONSISTENT WITH COTATI'S SMALL-TOWN IMAGE

Objective EV 1A Diversify the Local Economy

Policy EV 1.1: Attract and retain economic sectors in which Cotati has competitive advantages, and capitalize on these strengths in order to diversify local economic activities.

Policy EV 1.2: Ensure the long-term public services and infrastructure needs of the community are met as part of the overall approach to economic vitality and sustainability.

Policy EV 1.3: Support local arts and cultural activities that can contribute to the local economy while strengthening a sense of community and enriching residents' lives.

Policy EV 1.4: Encourage visitor-serving uses, including lodging, that attract visitors to Sonoma State University, the area's wineries, the Sonoma Coast, and other regional attractions.

Policy EV 1.5: Take advantage of the City's central location as a gateway to the Sonoma Coast and Sonoma Wine Country in order to attract a larger share of the hospitality industry.

Action EV 1a: Develop, adopt and implement an Economic Sustainability Strategy.

Action EV 1b: Consider the establishment of a Business Improvement District in the downtown area.

Action EV 1c: Identify potential funding sources and methods to replace Redevelopment Agency funds that had been planned to provide support for business growth.

Objective ES 1B: Develop a Distinct Image for Cotati that Sets the City Apart from Surrounding Jurisdictions

Policy EV 1.6 Ensure that the City has a consistent signage program with a distinctive logo and color theme.

Policy EV 1.7: Maintain distinctive landscaping with native plants, trees, and flowers in public areas, including transit stops, City parks, City parking lots, City entry/exit points, to the extent that space is available for landscaping.

Policy EV 1.8: Continue to enforce the City's Sign Code to ensure that signage is aesthetically appealing, minimize signage that is obstructs the public right-of-way or is poorly maintained, and ensure removal of temporary signs in a timely manner.

Action EV 1d: As part of an overall branding effort, develop an updated signage program including:

- *"Welcome to Cotati"/"You are now leaving Cotati" signs maintained at all principal entry/exit points of the City;*
- *Signage that directs visitors to key attractions, public parking, recreational areas, and focal points in Cotati; and*
- *Signage that identifies areas of historical or cultural significance.*

Action EV 1e: As part of an overall branding effort, develop distinctive palette of native plants and trees to be used in landscaped public areas.

Objective ES 1B Strengthen and, Where Possible, Expand the Commercial Sector to Increase the Number of Jobs, Meet the Needs of Residents and Visitors, and Generate Revenue that Supports City Services.

Policy EV 1.9: Encourage commercial uses that provide everyday goods and services for residents.

Policy EV 1.10: Encourage the growth of new commercial enterprises within appropriately zoned areas while maintaining the stability of the existing commercial businesses.

Policy EV 1.11 Ensure that commercial and industrial uses pose no threat to the security of the population or to the property values of the community.

Policy EV 1.12: Maintain and improve existing community shopping centers whenever possible**.**

Action EV 1f: Continue to work with the Chamber of Commerce to attract additional businesses.

Objective ES 1C Strengthen and Expand the Industrial Sector to Increase the Number of High Quality Jobs and Generate Revenues that Support City Services.

Policy EV 1.13 Support and encourage the continued success and growth of Cotati's industrial area.

Policy EV 1.14: Continue to offer special assessment districts to extend utilities to industrial properties as a means of limiting the costs of improvements.

Objective 1D Provide a Business-Friendly Environment for Both Existing and New Companies

Policy EV 1.15: Strengthen the reputation of Cotati's city government as service-oriented and business-friendly.

Policy EV 1.16: Ensure clarity and transparency in local regulations, permitting processes, and fee structures.

Policy EV 1.17: Encourage partnerships between the City and private and nonprofit organizations to promote economic sustainability.

EV 1g: Continue Community Development Department technical assistance for new economic development projects requiring development and/or use permit applications. In conjunction with Action LU 4a, work with the local business community to ensure that the City effectively meets the needs of the business community.

GOAL EV 2 MAINTAIN THE HUB AND SURROUNDING AREA AS A THRIVING DOWNTOWN THAT SERVES AS THE CITY'S PRINCIPAL RETAIL AND SERVICE CENTER

Objective 2A Emphasize the Hub and Adjacent Areas as the Central Public Activity Area for the City, by Providing for a Range of Retail Uses, Services, and Public Open Space that Encourages an Active, Pedestrian-Oriented Downtown

Policy EV 2.1: Continue to implement the Downtown Specific Plan, including standards for land use, building design, public spaces, and traffic circulation.

Policy EV 2.2: Prioritize vertical mixed use and a diversity of retail uses to facilitate pedestrian storefront shopping in the Hub and Downtown Specific Plan.

Policy EV 2.3: Increase opportunities for social activity in the Hub area, through providing parks and open space areas for community interaction and encouraging arts, cultural, and community events in the Hub area.

Policy EV 2.4: Continue to hold community festivals (such as jazz concerts, art shows, craft fairs, and energy forums) in La Plaza Park.

Policy EV 2.5: Encourage a concentration of public art within the Hub.

Policy EV 2.6: Encourage the conservation and/or restoration of existing structures with recognized historical value.

Action EV 2a: Pursue funding sources, as they become available, to implement the public improvements and infrastructure in the Downtown Specific Plan.

Action EV 2b: Continue to work with the Chamber of Commerce to devise plans to promote various festivals and community events that are unique to Cotati. The La Plaza Park or the inner Hub area shall be the focal point of these festivals.

Land Use
Goals, Objectives, Policies, and Actions

GOAL LU 1 ESTABLISH AN EFFICIENT, HARMONIOUS, AND ENVIRONMENTALLY SENSITIVE LAND USE PATTERN THAT ENHANCES COTATI'S SMALL-TOWN CHARACTER, PROVIDES ADEQUATE SPACE TO ACCOMMODATE SUSTAINABLE ECONOMIC AND HOUSING GROWTH, AND ENCOURAGES ORDERLY GROWTH

Objective LU 1A: Provide a Balanced Mix of Land Uses that Reflect the Needs of City Residents and Businesses

Policy LU 1.1: Maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet projected growth and economic needs over the planning period.

Policy LU 1.2: Assign the following range of land use designations throughout the City and to parcels within the Urban Growth Boundary, as shown in the Land Use Map (Figure LU-1):

RURAL AGRICULTURAL (RA) – The Rural Agricultural land use designation identifies rural, agricultural areas intended to serve as a buffer and community separator. The RA designation provides for very low densities of residential development, small acreage intensive farming, and part-time farming. Densities up to one dwelling unit per five acres are allowed in the RA designation, with site coverage of up to 10 percent.

RURAL RESIDENTIAL (RR) - The Rural Residential land use designation identifies areas with limited variety of agricultural and rural uses, primarily along the southern and western city borders. The RR designation allows agricultural uses such as orchards, vineyards, and grazing as well as low-density residential and associated neighborhood retail uses, where development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. Densities up to one dwelling unit per acre are allowed in the RR designation, with site coverage of up to 15 percent.

LOW DENSITY RESIDENTIAL (LDR) – The Low Density Residential designation allows single family residential attached or detached homes and associated neighborhood retail uses. Densities of two dwelling units per acre are allowed in the LDR designation, with site coverage of up to 45 percent.

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) - The Low-Medium Density Residential designation allows single family attached and detached units, duplexes, and associated neighborhood retail. Densities of six dwelling units per acre are allowed in the LMDR designation, with site coverage of up to 45 percent.

MEDIUM DENSITY RESIDENTIAL (MDR) – The Medium density residential designation permits up to ten units per acre of single family attached and detached units, duplexes, multiple-family units, and associated neighborhood retail. Densities of 10 dwelling units per acre are allowed in the MDR designation, with site coverage of up to 55 percent.

HIGH DENSITY RESIDENTIAL (HDR) – The High density residential land use designation permits up to 15 units per acre of single family attached and detached units, duplexes, multiple-family units, and associated neighborhood retail. Densities of 15 dwelling units per acre are allowed in the HDR designation, with site coverage of up to 75 percent.

COMMERCIAL (C) – The Commercial land use designation provides for the basic business and service needs of the local community, including shopping centers, neighborhood-oriented retail, and highway-oriented commercial uses. Office and multi-family residential land uses which are easily integrated into the adjacent districts are also appropriate in the Commercial district. Densities of 15 dwelling units per acre are allowed in the C designation, with site coverage of up to 100 percent.

OFFICE (O) - The Office land use designation permits professional services, retail and residential land uses which are easily integrated into the adjacent residential districts. Densities of 15 dwelling units per acre are allowed in the O designation, with site coverage of up to 80 percent.

COMMERCIAL/INDUSTRIAL (CI) - The Industrial land use designation applies to areas appropriate for industrial parks, research/development, food processing/preparation, manufacturing, laboratories, and compatible commercial uses, including business parks, retail sales for on-site manufacturing, and professional offices, in the same district. Large warehouses and uses that require large volumes of hazardous materials or waste, such as automobile repair and liquid gas storage are not allowed. Site coverage of up to 80 percent is allowed in the CI designation; residential uses are not allowed.

OPEN SPACE/PARKS (OSP) - The Open Space/Parks land use designation identifies land utilized or intended for open space and both active and passive community recreational purposes. Appropriate uses include recreational facilities, and conservation of areas of important aesthetic, historical, or natural resource significance. Development within the Open Space/Parks designation is limited to parks, recreational and cultural facilities, and visitor facilities, where appropriate, for passive recreation and conservation uses. One caretaker's quarter per parcel is allowed in the OSP designation, with site coverage of up to 5 percent.

PUBLIC FACILITIES (PF) - The Public Facilities designation applies to land areas reserved for government offices and facilities, public agency offices and facilities, schools, and public utility facilities. Site coverage comparable to adjacent residential uses are allowed in the PF designation; residential uses are not allowed.

SPECIFIC PLAN - The Specific Plan designation applies to lands within the Downtown Specific Plan and Santero Way Specific Plan. These areas are intended to provide a range of community- and visitor-serving uses, with an emphasis on a vibrant mix of land uses. Land uses are allowed as described by each of the applicable Specific Plans.

Table LU-1: General Plan Land Use Designation and Zoning District Compatibility

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
Rural Agricultural	Mobilehome Park Overlay	Rural Agricultural – 5-acre minimum Agricultural – 10-acre minimum
Rural Residential	Rural Residential Mobilehome Park Overlay	
Low Density Residential	Residential, Very Low Density Mobilehome Park Overlay	
Low-Medium Density Residential	Neighborhood, Low Density Mobilehome Park Overlay	
Medium Density Residential	Neighborhood, Medium Density Mobilehome Park Overlay	
High Density Residential	Neighborhood, Urban Mobilehome Park Overlay	
Commercial	Commercial, East Cotati Avenue Corridor Commercial, Gravenstein Corridor Downtown Commercial	
Office	Commercial, East Cotati Avenue Corridor	
Commercial/Industrial	Commercial/Industrial General Industrial	
Open Space/Parks	Open Space, Conservation Open Space, Recreation	
Public Facilities	Public Facility	
Specific Plan	Specific Plan, Santero Way Specific Plan, Downtown	

Policy LU 1.3: The Land Use Map may be amended from time to time to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other lands to serve the City's needs.

Action LU 1a: Update the Zoning Map to be consistent with the land use designations shown on Figure LU-1.

Action LU 1b: Review the standards provided in the Land Use Code and amend as necessary for consistency with General Plan policies and allowed uses, including:

- *Create the Rural Agricultural (5-acre minimum parcel size) and Agricultural (10-acre minimum parcel size) to implement the Rural Agricultural land use designation;*

- *Preclude residential uses in the Commercial/Industrial and General Industrial districts;*
- *Increase maximum building height in the Neighborhood, Urban zone to 35 feet, without the requirement for a use permit;*
- *Increase the maximum site coverage to 55% in the Neighborhood, Medium Density zone and to 75% in the Neighborhood, Urban zone,; and*
- *Either combine the Commercial/Industrial and General Industrial districts into a single district that accommodates the range of industrial and commercial uses allowed in the Commercial Industrial land use designation, or amend the Commercial/Industrial and General Industrial designations to accommodate the range of uses allowed in the Commercial Industrial land use designation.*

Objective LU 1B Ensure that New Growth is Focused Around Existing Development and Does Not Facilitate the Inefficient Extension of City Services

Policy LU 1.4 Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services.

Objective LU 1C: Encourage and, when possible, prioritize development of infill and underutilized sites within mostly developed areas, in order to minimize the premature extension of infrastructure

Policy LU 1.5: Use sustainable, best management practices in green building, stormwater management, and conservation to mitigate infrastructure impacts, while minimizing effects on water, sewer, and energy resources.

Policy LU 1.6: Maintain the Growth Management Ordinance (Municipal Code Chapter 17.52) in order to enable the community to develop in a planned and orderly pattern by limiting the number of residential building permits issued each year.

Policy LU 1.7: Annexation of land to the city shall be evaluated according to the following criteria:

i. The land is within the Sphere of Influence and Urban Growth Boundary.

ii. The capacity of the water, sewer, fire, school, and police services are adequate to service the area.

iii. Land for development within the city limits is insufficient to meet the current land use needs.

iv. Area to be annexed is contiguous to existing developed areas.

<u>Action LU 1c:</u> Prioritize the processing of development applications for infill, underutilized, or vacant parcels designated for urban uses over those projects requiring annexation.

Action LU 1d: Annexation proposals shall be evaluated in the development review process and acted upon in accordance with the criteria set forth in this General Plan.

Objective LU 1D: Maintain the Urban Growth Boundary Established by Resolution No. 98-57 Consistent with the Voter-Approved Measure Passed November 3, 1998

Note: The following language associated with this objective is required to be in effect until November 3, 2018, at which time the City Council may opt to amend the language. The references below to a "20-year time frame" refer to the 20-year period from November 3, 1998 through November 3, 2018.

The City seeks to protect agricultural, natural resource, open space and community separator uses, public and private outdoor recreation, uses that foster public health and safety, and farming enterprises as well as encourage efficient growth patterns that foster and protect the rural character of Cotati while encouraging appropriate economic development in accordance with the City's unique local conditions.

The establishment of an Urban Growth Boundary will protect the quality of life of the citizens of Cotati by concentrating future residential, commercial and industrial growth in areas already served by urban services. The Urban Growth Boundary will improve the City's ability to provide municipal services and discourage the provision of City services to sprawling developments in outlying agricultural and open space lands which greatly increases the cost of such services.

All City departments, boards, commissions, officers and employees shall act on applications for urban services, land use approvals or entitlements outside the Urban Growth Boundary consistent with state law in a manner that avoids any approval of such applications by operation of state or other law.

Development and environmental protection in Cotati involve various agendas in addition to the City of Cotati, school, fire, water, wastewater treatment and disposal, flood control and transportation services are provided by other public agencies. Land use policies and development in other cities and in unincorporated areas near Cotati affect the City. Therefore, cooperative planning among jurisdictions is important to avoid land use conflicts and ensure efficient allocation of public services.

Until November 3, 2018, the following Policy LU 1.8 and Figure LU 2 as it depicts the Urban Growth Boundary may be amended only by a vote of the people or pursuant to any of the procedures set forth below.

a. To comply with state law regarding the provision of housing for all economic segments of the community, the City Council may amend the Urban Growth Boundary in order to accommodate lands to be designated for residential uses, provided that no more than ten acres of land may be brought within the Urban Growth Boundary in any calendar year. Such an amendment may be adopted only upon the affirmative vote of a majority of the Council, and if the City Council makes each of the following findings:

    1. That the land is immediately adjacent to existing comparably developed areas and the applicant for the redesignation (or the City if City-initiated) has provided evidence that the Rancho Adobe Fire Protection District, Cotati Police Department, Cotati Water/Sewer System, and Cotati-Rohnert Park School District have adequate capacity to accommodate the proposed development and provide it with adequate public services;

2. That the proposed development will consist of primarily low and very low income housing pursuant to the Housing Element of the General Plan;

3. That there is no existing residentially designated land available within the Urban Growth Boundary that can feasibly accommodate the proposed development;

4. That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the Urban Growth Boundary for low and very low income housing; and

5. That the proposed development is necessary to comply with state law requirements for the provision of low and very low income housing.

b. To avoid an unconstitutional taking of private property, the City Council may extend the Urban Growth Boundary, by the affirmative vote of a majority of the Council, if it finds that:

1. The implementation and/or application of the UGB would otherwise constitute a taking of a landowner's property for which compensation must be paid; and

2. The extension of the UGB and land use designations associated with the extension will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.

c. To promote the public health, safety, and welfare, the City Council may, by the affirmative vote of a majority of the Council, amend the Urban Growth Boundary if it finds that such amendment is necessary for the development of a public park, public school, public facility, or public open space project, and such amendment is otherwise consistent with the General Plan then in effect.

d. To promote the public health, safety, and welfare, the City Council may, by the affirmative vote of a majority of the Council, amend the Urban Growth Boundary if they make each of the following findings:

1. The amendment is the only feasible method of addressing a significant threat to the public health, safety, and welfare;

2. The amendment would not provide for new development; and

3. The amendment only involves developed or substantially developed lands.

e. The City Council may, by the affirmative vote of a majority of the Council, exempt projects that have a vested right under law to proceed with development, if the Council determines that the exemption is necessary for the project to proceed consistent with that vested right.

Policy LU 1.8: The Urban Growth Boundary is established. The Urban Growth Boundary is generally coterminous with the Sphere of Influence boundary as set forth in the Land Use Map, Figure LU 2. The Land Use Map shall represent the limit for the ultimate expansion of urban services and urban development.

i.) The Urban Growth Boundary shall remain in effect during the 20-year time-frame of the General Plan.

ii.) No urban services (i.e. sewer, water) shall be extended beyond the Urban Growth Boundary.

iii.) The City of Cotati shall work with the County to discourage subdividing of those properties adjacent to the Urban Growth Boundary.

iv.) The City of Cotati shall request that LAFCO approve revised Sphere of Influence boundaries..

(a) The Community Development Department, through the referral process, shall maintain contact with the County. The Planning Department shall also review applications for General Plan consistency.

Action LU 1e: Apply to the Sonoma County Local Area Formation Commission to revise the Sphere of Influence to be contiguous with the Urban Growth Boundary.

GOAL LU 2 ENHANCE THE QUALITY OF LIFE OF COTATI RESIDENTS THROUGH THE CREATION AND MAINTENANCE OF WELL-DESIGNED AND APPROPRIATELY SERVED NEIGHBORHOODS

Objective LU 2A Establish and Maintain Residential Neighborhoods as Safe and Attractive Places to Live with Convenient Access to Commercial Services, Recreational Facilities, Employment Opportunities, Public Services, and Other Destinations

Policy LU 2.1: Development at the interface of residential land use designations with other designations shall be designed to ensure compatibility between the uses and to reduce any potential impacts associated with aesthetics, noise, and safety.

Policy LU 2.2: Encourage clustering of housing so that larger areas of open space may be permanently preserved.

Policy LU 2.3: Locate residences away from areas of excessive noise, smoke, or dust, and ensure that adequate provisions, including a buffer or transitional uses, are made to ensure the health and well-being of existing and future residents.

Policy LU 2.4: Maintain the character of existing neighborhoods by ensuring new development is compatible in style, size, color, and footprint with the existing residences in the neighborhood.

Policy LU 2.5: Locate medium and higher density housing within easy walking or bicycling distance of public facilities, services, transit, and major employers.

Policy LU 2.6: Require new residential development to be consistent with the small-town character of Cotati and designed and landscaped in an aesthetically pleasing and sustainable manner.

Policy LU 2.7: Encourage social interaction between neighbors in new residential developments by providing opportunities for community gathering in common areas, parks, and neighborhood commercial centers.

Policy LU 2.9: Encourage a concentration of neighborhood, community, and retail amenities and services within walking distance of residential areas.

Policy LU 2.10: Encourage mixed-use, pedestrian-, and transit-oriented development, with a focus on the Hub and major corridors.

Action LU 2a: Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.

Action LU 2b: Update the Land Use Code to allow for the clustering of housing to protect scenic and natural resources and provide permanent open space, so long as there is no increase in density. Revisions should be consistent with standards developed as a result of Action OS 1h.

Action LU 2c: Update the Design Review Criteria to address the following:

1. *Outdoor lighting, trash receptacles, fencing and seating space should be carefully considered as integral elements of the landscape and should be included in, and shown on, all landscape plans.*

2. *Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, be scaled to site structures, and to provide screening of unaesthetic features. All landscaping shall be adequately maintained.*

3. *Rooftop and ground level mechanical equipment (e.g. Satellite TV dishes, telephone and electrical boxes, heating, cooling and ventilating systems, and trash sites, etc.) should be screened from view.*

4. *Opportunities for community interaction, such as parks, recreation facilities, gathering areas such as gazebos, plazas, etc.*

5. *Minimize vehicular, bicycle and pedestrian conflicts.*

6. *Maximize access to commercial uses, recreational uses, employment, public services and other destinations using a minimum of pavement.*

Objective LU 2B Encourage an Appropriate Mix of Land Uses in Residential and Commercial Areas

Policy LU 2.11: Continue to mix residential and commercial uses in appropriate areas, with an emphasis on providing mixed uses in the areas with Specific Plan land use designations.

Policy LU 2.13: Continue to permit home occupations in residential areas, provided they do not alter the residential character of the neighborhood.

Action LU 2d: Implement the Downtown Specific Plan and Santero Way Specific Plan, ensuring that a mix of land uses occurs in those locations identified for such uses.

GOAL LU 3 PROVIDE FOR A RANGE OF COMMERCIAL, INDUSTRIAL, AND MIXED USES TO PROVIDE COTATI'S RESIDENTS ACCESS TO JOBS AND EMPLOYMENT AND TO SUPPORT THE LOCAL ECONOMY

Objective LU 3A Ensure that Commercial and Industrial Contributes to the Economic Vitality of the City while Also Enhancing the City's Small-Town Character and Quality of Life

Policy LU 3.1: Encourage a vibrant mixture of retail, service, and office uses in the downtown area and along East Cotati Avenue.

Policy LU 3.2: Encourage infill development of vacant lots within existing commercial districts and the core downtown/business areas and prioritize such development.

Policy LU 3.3: Require new commercial development in the downtown area and along East Cotati Avenue to be designed in a manner that is compatible with the styles in the Downtown Specific Plan or is representative of historically significant buildings in Cotati and the region.

Policy LU 3.4: Actively promote implementation of the Downtown Specific Plan and Santero Way Specific Plan.

Policy LU 3.5: In the Specific Plan designations for the Santero Way and downtown areas, encourage residential and office uses in upper-story locations or locations along the periphery of the retail area in order to facilitate active and pedestrian-oriented commercial areas.

Policy LU 3.6: Require the preparation of a specific plan for development of the Commercial/Industrial area south of Helman Lane. The master plan shall include an open space/conservation area that provides connectivity to the open space/low density residential areas located west of the site.

Policy LU 3.7: Support the continued development and intensification of employment centers throughout all non-residential areas of the City.

Policy LU 3.8: Preserve lands for economic development and employment opportunities by requiring residential projects, except affordable housing, in commercial areas to be incorporated into a larger commercial or mixed use project and to not result in adverse economic or land use compatibility impacts.

Policy 3.9: Design future commercial retail with a pedestrian orientation.

Policy 3.10: Landscape parking lots to create a pleasant visual site adjacent to streets and commercial areas.

> *<u>Action LU 3a:</u> Review the land uses allowed in the Commercial/Industrial and Industrial zoning districts and consider expanding the uses allowed in the districts in order to increase the development potential of parcels with industrial and industrial-oriented commercial uses in each district, while ensuring that appropriate uses continue to be allowed in each district.*

Action LU 3b: Update the Land Use Code or Design Review Criteria to include standards that promote attractive and sustainable development for commercial, industrial, office, institutional, and non-residential uses and that address the following provisions:

1. *Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*

2. *Architectural standards for retail, commercial, and visitor-serving uses shall be similar to the Main Street Commercial or Mission Revival styles described in the Downtown Specific Plan, other distinctive historic styles exemplified in Cotati or in a juxtaposition of those styles with either other historic styles represented in the region or with modern features. Architectural features shall include distinctive stylistic hallmarks.*

3. *Criteria to ensure outdoor lighting, trash receptacles, fencing, and seating space are carefully considered as integral elements of the landscape.*

4. *Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, and be scaled to site structures.*

5. *Require separate vehicle access and pedestrian pathways within the internal site plan of new commercial, office, mixed use, and public facility developments.*

6. *Criteria for screening rooftop and ground level mechanical equipment (e.g. Satellite TV dishes, telephone and electrical boxes, heating, cooling and ventilating systems, and trash sites, etc.) from view.*

7. *Standards for building design, architecture, and placement that incorporates a pedestrian scale with frontages oriented toward the street front or public gathering areas, varied articulated facades, windows and building features, reduced or zero setbacks where appropriate; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.*

8. *Requirements for larger projects to include community design and gathering features, such as entry features, outdoor benches, art, plazas, seating areas, fountains, etc.*

9. *Minimize vehicular, bicycle and pedestrian conflicts.*

10. *Maximize access to commercial uses, recreational uses, employment, public services and other destinations using a minimum of pavement.*

Objective LU 3B Protect the Quality of Life In Designated or Developed Residential Areas Located Adjacent to Property Which May Be Developed for Non-Residential Uses

Policy LU 3.11: Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses. **Policy LU 3.12:** Require adequate buffers and/or architectural consideration to protect residential areas, developed or undeveloped, from

intrusion of non-residential activities that may degrade the quality of life in such residential areas.

Action LU 3c: *As part of the City's development review process, continue to ensure that commercial projects are designed to minimize conflicts between commercial and residential uses. Review of commercial projects should ensure that the following design concepts are avoided in projects that abut residential areas:*

1. *Corporate design/"signature" buildings and signage, rather than projects specifically designed to fit into the neighborhood*
2. *Inappropriate building scale and/or siting on the lot*
3. *Excessive noise due to long hours of operation or inappropriate location of accessory structures*
4. *Excessive glare or excessive impacts from light sources onto adjacent properties*
5. *Unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.)*

Objective LU 3C ***Provide Adequate and Compatible Public and Semi-Public Uses, Including Public Facilities, Transit Stations, Community Gathering Areas, Parks, Recreation, and Public/Quasi-Public Services, in Support of Existing and New Residential, Commercial, and Industrial Land Uses***

Note: Refer to the Open Space and Public Services and Facilities Elements for additional policies and actions associated with Parks and Recreation and public facilities such as schools and government buildings.

Policy LU 3.13: Require development projects to provide adequate and appropriately located land, easements, or other accommodation for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources as set forth in the Open Space and Circulation Elements.

Policy LU 3.14: Maintain and strengthen the downtown as the City's social and commercial center, and as the primary center of retail services and cultural activities.

Policy LU 3.15 Provide new opportunities for community gathering and social interaction through park facilities, community centers, cultural/art facilities.

Policy LU 3.16: Site new park and recreation facilities where they will be accessible by the City's pedestrian and bicycle network and in close proximity to medium and high density residential uses, where appropriate.

Policy LU 3.17: To the extent feasible, encourage school districts to locate school sites within easy walking distance of a large percentage of the student population and in areas where there are safe routes to school (complete sidewalk/bike lane access from the residential neighborhoods within the enrollment boundary).

Objective LU 3D Maintain Spaces for Public Art and Encourage New Development to Include Spaces for Display of Artwork

Policy LU 3.18: Continue to support art in public places.

Policy LU 3.19: Encourage public art that depicts the local history.

GOAL LU 4: PROVIDE A STREAMLINED AND STRAIGHTFORWARD PERMITTING PROCESS THAT PROMOTES TRANSPARENCY, PREDICTABILITY, COST SAVINGS, AND CUSTOMER SERVICE

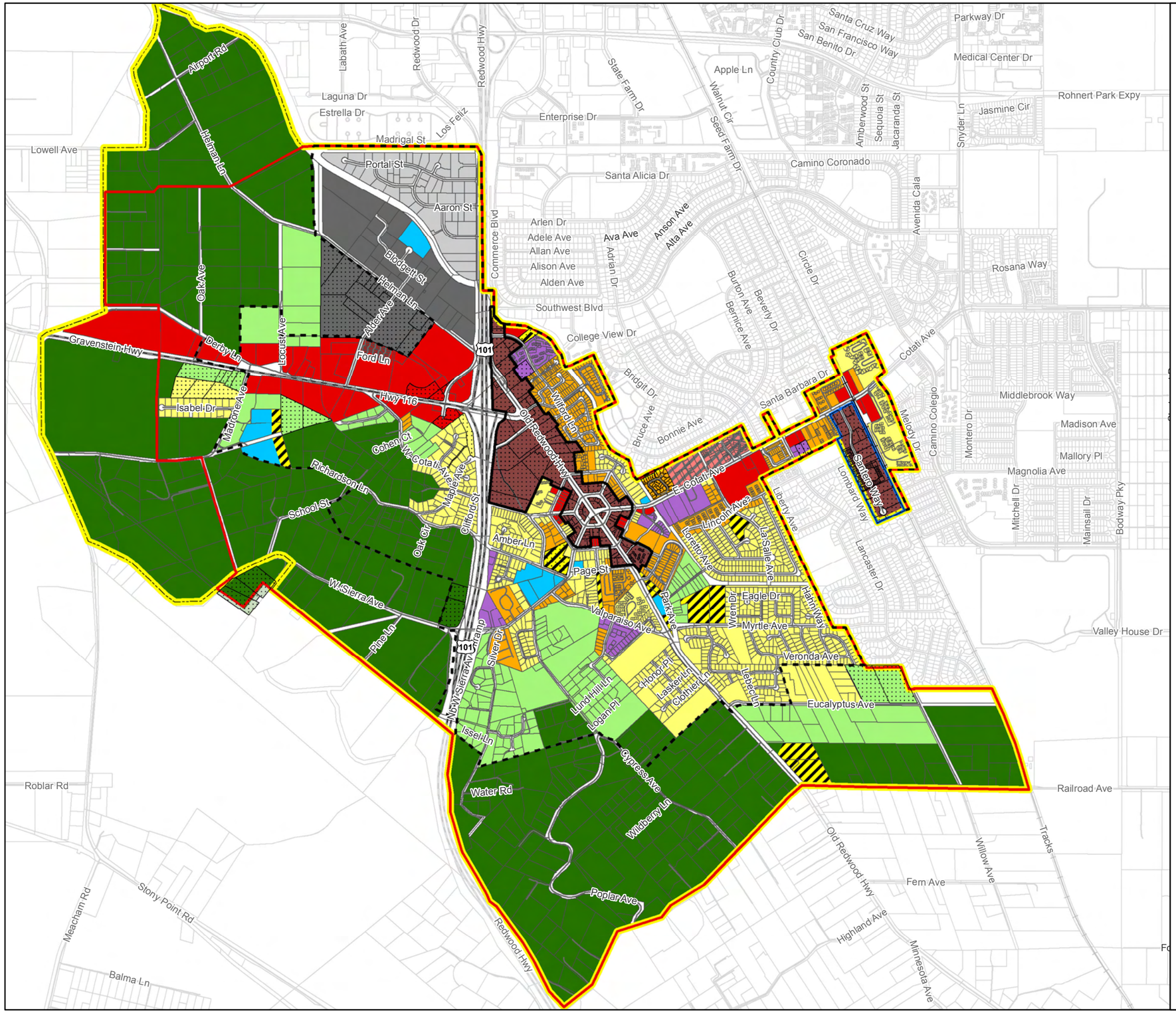
Objective LU 4A Ensure a Streamlined and Equitable Process for Project Permitting and Outside Agency Coordination without Compromising the Enforcement of Local Land Use Regulations

Policy LU 4.1: Ensure that public facilities, services, and amenities are distributed in a manner that enhances the quality of life for the broadest number of Cotati's residents.

Policy LU 4.2: Work cooperatively and negotiate with Sonoma County, LAFCO, and other public agencies to achieve mutually beneficial outcomes related to, among other things: planning within the Sphere of Influence; development impact fees for funding of regional parks and amenities, regional roadways and government services, and "replacement" funding for revenues foregone to protect agriculture and rural character.

Action LU 4a: Review and update the City's development permitting process to provide a streamlined and straightforward process. At a minimum, the review may consider:

- *Methods to streamline and simplify the process, including the process for review by City staff as well as various committees and commissions.*
- *Opportunities to reduce redundancies and delays.*
- *Methods to prioritize and fast-track in-fill development projects and re-use projects that are consistent with the General Plan and Land Use Code.*
- *Updating the City's website to provide additional information to the public regarding development application requirements, and the building permit and land use approval process.*



Cotati General Plan Update

Land Use Map Alternative A

Land Use Designations

- RR - Rural Residential
- LDR - Low Density Residential
- LMDR - Low/Medium Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- OSR - Open Space
- GC - General Commercial
- O - Office
- P - Park
- PF - Public Facilities
- GI - General Industrial
- CI - Commercial Industrial
- SP - Specific Plan
- Area with Land Use Change

Planning Areas

- Planning Areas
- Sphere of Influence
- Urban Growth Boundary
- Downtown Specific Plan Area
- Santero Way Specific Plan Boundary

N W E S

0 600 1,200 2,400 Feet

1:20,000

Data source: Cotati GIS. Map date: March 1, 2012.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Cotati General Plan Update

Land Use Map Alternative B

Land Use Designations

- RA - Rural Agriculture
- RR - Rural Residential
- LDR - Low Density Residential
- LMDR - Low/Medium Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- OSR - Open Space
- GC - General Commercial
- O - Office
- P - Park
- PF - Public Facilities
- GI - General Industrial
- CI - Commercial Industrial
- SP - Specific Plan

Planning Areas

- Planning Areas
- Sphere of Influence
- Urban Growth Boundary
- Downtown Specific Plan Area
- Santero Way Specific Plan Boundary

N W E S

0 600 1,200 2,400 Feet

1:20,000

Data source: Cotati GIS. Map date: June 22, 2012.

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A Land Use Planning, Design, and Environmental Firm

Noise
Goals, Objectives, Policies, and Actions

GOAL N 1 CREATE A PLEASANT SOUND ENVIRONMENT BY MINIMIZING EXPOSURE TO HARMFUL AND ANNOYING NOISE

Objective N 1A Minimize Noise Levels to Enhance the Quality of Existing and Future Land Uses

Policy N 1.1: Ensure the noise compatibility of existing and future uses when making land use planning decisions.

Policy N 1.2: Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels at existing and future uses.

Policy N 1.3: Require development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.

Policy N 1.4: Require mixed-use projects to minimize noise exposure within the indoor areas of residential areas through design and construction techniques, including locating residential areas away from noise-generating sources such as gathering places, commercial establishments that may be particularly noisy or operate during late night hours, mechanical equipment, loading bays, parking lots, driveways, and trash enclosures and through management plans for those noise-generating activities.

Policy N 1.5: Control non-transportation related noise from site specific noise sources.

Policy N 1.6: Support noise-compatible land uses along existing and future roadways, highways, and freeways.

Policy N 1.7: The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts, of noise impacts for development, transportation, and other projects that increase noise:

Stationary and Non-Transportation Noise Sources

- a significant impact will occur if the project results in an exceedance of the noise level standards contained in this Noise Element, or the project will result in an increase in ambient noise levels by more than 3 dB.

Transportation Noise Sources

- Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in roadway noise levels will be considered significant; and

- Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in roadway noise levels will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB L_{dn} increase in roadway noise levels will be considered significant.

Policy N 1.9: Ensure that new development does not result in indoor noise levels for sleeping areas in excess of 45 dBA Ldn.

Policy N 1.10: Develop and enforce a City of Cotati Noise Ordinance that addresses, at a minimum, excessive noise from commercial, industrial, and other noise generating land uses, and vehicle noise to the extent allowed by State law.

Policy N 1.11: Actively enforce the sections of the California Vehicle Code relating to vehicle noise, including adequate vehicle mufflers and modified exhaust systems.

Policy N 1.12: Require acoustical studies and mitigation measures, where necessary, for new developments and transportation improvements that affect noise sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

Policy N 1.13: Require construction activities to comply with standard "best practices". (See Action N 1g)

Policy N 1.14: Local truck traffic, including loading and unloading, shall be limited to specific routes, times and speeds appropriate to each zoning district.

Policy N 1.15: Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State transportation projects.

Action N 1a: Update the Land Use Code to ensure that the noise standards are consistent with this Noise Element, including Tables N-1 and N2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive users through incorporation of site planning and architectural techniques such as:

- *Locating dwellings as far from noise generators as possible.*

- *Locating noise sensitive interior spaces, such as bedrooms, away from noise generators.*
- *Orienting buildings to shield noise sensitive outdoor spaces from noise generators.*
- *Use of sound walls should be avoided or minimized, through alternative measures such as berms, setbacks, or other measures, to the maximum extent feasible and appropriate.*

Action N 1b: When required by the Community Development Director, review land use and development proposals, including use permits, for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.

Action N 1c: Require an acoustical study for all new discretionary projects, including development and transportation, with potential noise impacts. The study shall include mitigation measures necessary to ensure compliance with this Noise Element and relevant noise standards in the Land Use Code.

Action N 1d: The Police Department shall continue to implement the truck ordinance which limits truck traffic routes and weights, thereby effectively reducing noise pollution.

Action N 1e: Work with the California Highway Patrol to actively enforce the California Vehicle Code as it relates to adequate vehicle mufflers, modified exhaust systems, and car stereos.

Action N 1f: Develop a consistent method to enforce Vehicle Code provisions contained in the California Vehicle Code, Division 12, Chapter 5, Article 2.5, Sections 27159 - 27207 related to vehicle noise and, to the extent allowed by State law, develop additional standards to regulate vehicle noise.

Action N 1g: Coordinate with Caltrans, the City of Rohnert Park, and Sonoma County, when necessary, to ensure that these outside agencies obtain City concurrence prior to initiating any noise mitigation or other project in, or affecting, Cotati.

Action N 1g: During the environmental review process, determine if proposed construction will constitute a significant impact on nearby residents and require mitigation measures in addition to the standard "best practice" controls. Suggested "best practices" for control of construction noise:

- *Construction period shall be less than twelve months.*
- *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm on weekdays and 8:00 am and 5:00 pm on Saturdays. No construction shall occur on Sundays or holidays.*

- *All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.*

- *The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.*

- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*

- *Unnecessary idling of internal combustion engines shall be prohibited.*

- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.*

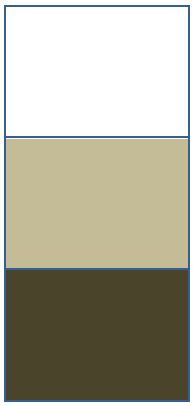
- *The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment.*

- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*

- *The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

Table N-1 Land Use Compatibility For Community Noise Environment

Land Use Category	Exterior Noise Exposure (Ldn)
	55 60 65 70 75 80
Single-Family Residential	
Multi-Family Residential, Hotels, and Motels	
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds	
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches	
Office Buildings, Business Commercial, and Professional	
Auditoriums, Concert Halls, Amphitheaters	
Industrial	



NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements

CONDITIONALLY ACCEPTABLE
Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design

UNACCEPTABLE
New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies

Table N-2 Stationary (Non-Transportation) Noise Source Standards

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard In Any Hour (dBA)		Interior Noise-Level Standard In Any Hour (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)	Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L_{eq} L_{max}	50 70	40 60	40 55	30 45
Medical, convalescent	L_{eq} L_{max}	55 70	45 60	45 55	35 45
Theater, auditorium	L_{eq} L_{max}	-- --	-- --	35 50	35 50
Church, meeting hall	L_{eq} L_{max}	55	-- --	40 55	40 55
Office building	L_{eq}	--	--	45	--
School, library, museum	L_{eq} L_{max}	55	-- --	40 55	-- --
Playground, park	L_{eq}	55	--	--	--

Notes:

a) The Residential standards apply to all residentially zoned properties.

b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises.

c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level.

d) The exterior noise standards are measured at any point on the receiving property where there is, or could be in the future, frequent human use and quiet would be beneficial.

e) The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors, the thresholds are about 15 dBA higher. Steady noise of sufficient intensity, above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep.

Open Space
Goals, Objectives, Policies, and Actions

GOAL OS 1 PRESERVE AND PROTECT THE NATURAL AND SCENIC RESOURCES OF COTATI

Objective OS 1A Ensure the Provision and Preservation of Diverse and Accessible Open Spaces

Policy OS 1.1: The Open Space/Parks, Rural Agricultural, and Rural Residential General Plan Land Use designations and waterways (Cotati Creek, Laguna de Santa Rosa, etc.) shall be considered Open Space uses.

Policy OS 1.2: Preserve open space for conservation, recreation, and agricultural uses.

Policy OS 1.3: Protect rural (Rural Agricultural and Rural Residential) and natural open space lands from urbanization (see Figure OS-1). *Note: Figure OS-1 will be included in the Draft General Plan.*

Policy OS 1.4: Where possible, integrate open space and stream corridors, such as the Laguna de Santa Rosa, with trails and other recreational open space in an environmentally sustainable manner.

Policy OS 1.5: Recognize urban open space as essential to maintaining a high quality of life within the City limits.

Policy OS 1.6: Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the City, Sphere of Influence, and Urban Growth Boundary.

Policy OS 1.7: Encourage public and private efforts to preserve open space.

Policy OS 1.8: Require common open space, or in-lieu contributions, to be provided in planned residential communities.

Policy OS 1.9: Common open space that is not City property shall be privately maintained.

Action OS 1a: Work with the Sonoma County Permit and Resource Management Department to ensure that open space (also referred to as community separators by the County) and/or environmentally sensitive lands in the Sphere of Influence and Urban Growth Boundary are zoned appropriately as rural residential, parks, and other limited development or recreational uses in order to limit growth-inducement and limit development until such time as extension of services is feasible and funded.

Action OS 1b: Review all proposals involving County land, within or adjacent to the Sphere of Influence or Urban Growth Boundary, to ensure adequate preservation of community separators and scenic resources.

Action OS 1c: Work with property owners willing to set up land trusts within the City limits.

Action OS 1d: Update the Land Use Code to require new development to provide for active and passive open space, whether directly or through in-lieu contribution.

Action OS 1e: Work in cooperation with County Permit and Resource Management Department staff to ensure land use compatibility and discourage subdivision within the areas designated as open space or community separators (see Figure OS-1).

Objective OS 1B Preserve Cotati's Open Spaces, Scenic and Natural Resources to Ensure that Development Near these Resources Is Visually Unobtrusive and Environmentally Compatible.

Policy OS 1.10: Require residential development, with the exception of rural and low density residential, to be contiguous to existing urban development.

Policy OS 1.11: Encourage clustered development that preserves a sense of openness, particularly in areas adjacent to open spaces and scenic resources.

Policy OS 1.12: Prohibit commercial and industrial development in scenic resource areas (see Figure OS-2). *Note: Figure 2 will be included in the Draft General Plan.*

Policy OS 1.13: Preserve existing scenic resources as resources critical to Cotati's community identity and character.

Policy OS 1.14: Reduce light and glare from artificial lighting within open space and agricultural areas to ensure that such lighting does not adversely impact the County's rural character.

Policy OS 1.15: Ensure that the site layout and design of development adjacent to scenic roads is consistent with the natural character of such roads.

Action OS 1g: Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting consistent, with the requirements of the Land Use Code.

Action OS 1h: Revise the Design Review Guidelines to require clustering or other measures to preserve a sense of openness in new developments that are adjacent to open space or scenic resource areas.

Objective OS 1C Balance Open Space Conservation with Economic Development Needs

Policy OSR 1.16: Conversion of open space to developed commercial, industrial, or other non-residential job-generating uses may be allowed if needed to support economic development and consistent with the General Plan Land Use Map.

GOAL OS 2 PROVIDE A HIGH QUALITY PARK AND RECREATION NETWORK THAT SERVES ALL SEGMENTS OF COTATI'S POPULATION

Objective OS 2A Maintain and Expand the Park and Recreation Network.

Policy 2.1: Provide a comprehensive and integrated park, recreation, and open space network and improve access to existing facilities shown on Figure OS-3, where feasible.

Policy 2.2: Develop new park and recreation facilities in areas which are accessible and convenient to the community, prioritizing areas lacking these facilities.

Policy 2.3: Pursue, where feasible, the shared use of school facilities.

Policy 2.4: Expand recreational opportunities at the City's existing facilities to accommodate a wider range of activities for all age groups.

Policy 2.5: Work aggressively to achieve and maintain a park standard of one acre per 200 residents in order to meet the City's recreation needs.

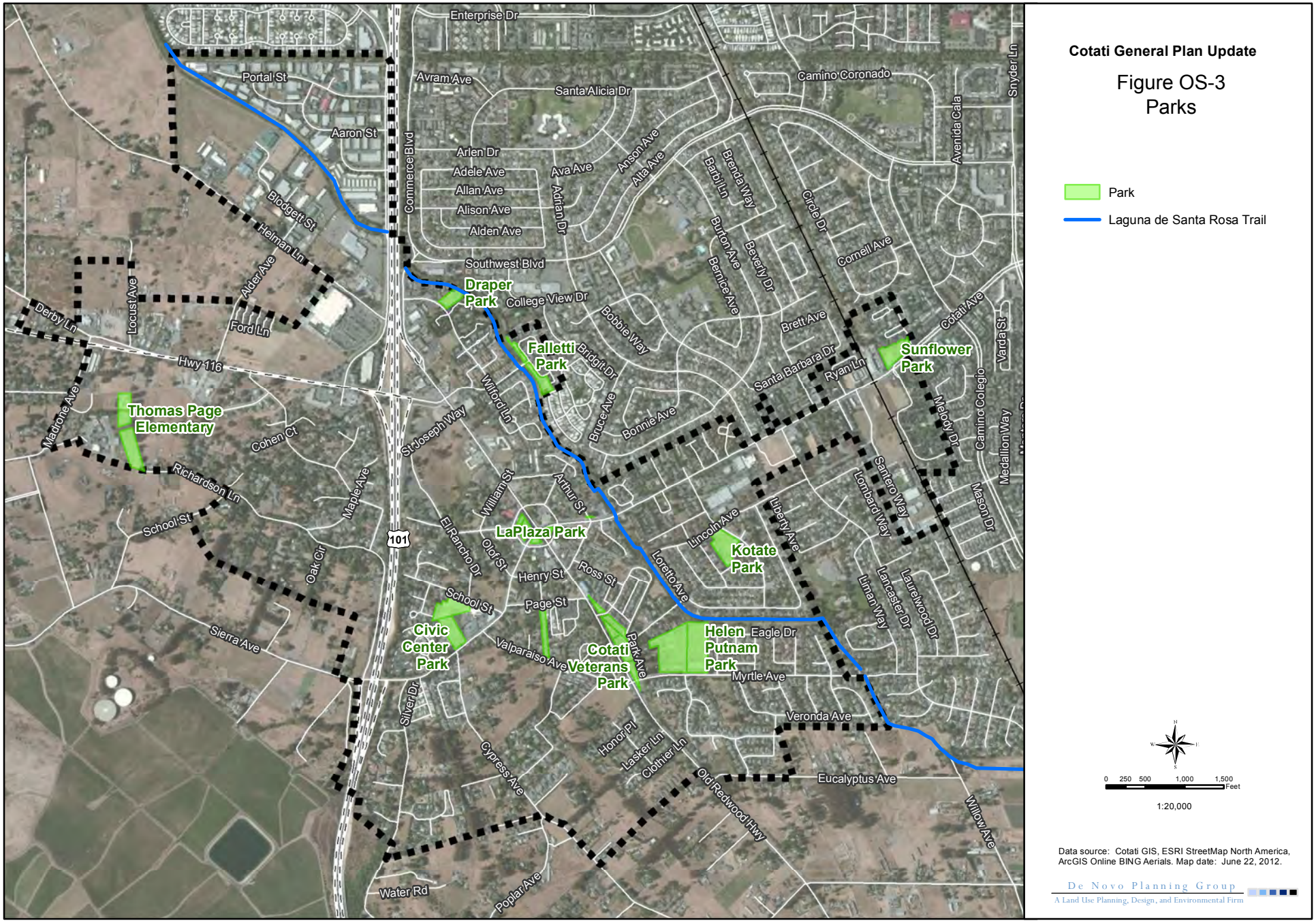
Policy 2.6: Continue to allow parks as a permitted use in all residential and commercial zones and the Open Space-Recreation zone and with a use permit in the Open Space-Conservation zone.

Policy 2.7: Achieve and maintain a minimum of one acre of park land per 200 residents.

Action OS-2a: Update the Municipal Code to establish minimum parks and open space standards for new development. At a minimum, the standards shall seek to maintain one acre of park land per 200 residents. Additional measures may include requirements to establish assessment districts to fund park maintenance, open space requirements, and provisions for in-lieu fees in instances where it is not feasible or appropriate for new development to provide park land on-site.

Action OS-2b: Use the Capital Improvement Program to maintain parks and recreation facilities and to supplement funds collected for parks and open space development. The City's population and acreage of parks/recreation facilities shall be tabulated annually to ensure that parkland is developed consistent with the ratio of one acre of park land per 200 residents.

Action OS-2c: Continue to work with the Cotati-Rohnert Park Unified School District to maintain a joint use agreement to allow Cotati residents and organizations to utilize school facilities for a range of recreation- and education-oriented activities.



Cotati General Plan Update

Figure OS-3
Parks

Park

Laguna de Santa Rosa Trail

0 250 500 1,000 1,500 Feet

1:20,000

Data source: Cotati GIS, ESRI StreetMap North America, ArcGIS Online BING Aerials. Map date: June 22, 2012.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Safety
Goals, Objectives, Policies, and Actions

GOAL SA 1 ENSURE THE SAFETY OF CITY RESIDENTS, BUSINESSES, AND VISITORS FROM HAZARDOUS CONDITIONS, INCLUDING NATURAL CATASTROPHES AND HUMAN-CAUSED EMERGENCIES

Objective SA 1A Ensure that the City of Cotati is Prepared to Provide an Organized Response to Natural and Human-Caused Emergencies

Policy SA 1.1: Continue to participate in the Joint Powers Agreement (JPA) with the City of Rohnert Park and the Rancho Adobe Fire District to provide essential emergency services during natural catastrophes and emergency situations.

Policy SA 1.2: Coordinate with the City of Rohnert Park and the Rancho Adobe Fire District to develop and maintain an Emergency Management and Response Plan to improve emergency response for all areas of the City.

Policy SA 1.3: Keep emergency access routes free of traffic impediments.

Policy SA 1.4: Coordinate with the Sonoma County Sheriff and the California Standardized Emergency Management System (SEMS) to ensure coordinated local and state-level responses in the event of an emergency.

Policy SA 1.5: Ensure that all areas of the City are accessible to emergency response providers.

Policy SA 1.5: Continue to promote public safety through public education programs.

Policy SA 1.6: Encourage residents and community leaders to participate in disaster training programs, such as the Sonoma County Community Emergency Response Team (CERT) program.

Action SA 1a: Prepare and adopt a coordinated Emergency Response Plan. The Emergency Response Plan should be developed collaboratively with City departments and outside agencies that provide services for police protection, fire, public works, flood control, and other emergency services. The Emergency Response Plan should include information regarding emergency access routes for major flood or fire events, measures to ensure adequate access for emergency vehicles on designated emergency routes, and the location of emergency shelters and evacuation areas.

Action SA 1b: Support regional earthquake preparedness activities such as strapping water heaters, organizing periodic city-wide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, and encouraging residents and businesses to stockpile emergency food, water, and medical supplies.

Action SA 1c: Encourage schools, neighborhood associations, mobile home park associations and other interested groups to teach first aid and disaster preparedness.

Action SA 1d: Periodically review, maintain and repair City roadways and emergency access routes and provide signage, where necessary, to clearly identify emergency access routes.

Action SA 1e: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.

Action SA 1f: Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.

Action SA 1g: Develop a public information program which will provide all citizens with access to needed information concerning disaster preparedness and safety.

Objective SA 1B: Ensure that Essential Facilities are Located and Designed so that they will Remain Operable in the Event of an Emergency or Natural Disaster

Policy SA 1.7: Require future sites of public and critical use buildings to be in areas of low environmental hazards.

Policy SA 1.8: Ensure critical facilities in the Cotati Planning Area are designed and constructed to withstand the "maximum probable" earthquake and remain in service.

Policy SA 1.9: The structural integrity of all existing City facilities will be reviewed and those facilities found unsatisfactory will be strengthened.

Action SA 1h: Require strict adherence to the requirements of the California Building Standards in all areas of the City and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.

Action SA 1i: Any critical use building shall meet earthquake codes and standards.

Action SA 1j: Coordinate with Sonoma County to implement portions of the Sonoma County Hazard Mitigation Plan that are applicable and appropriate within the City of Cotati.

GOAL SA 2: REDUCE RISKS TO HUMAN LIFE AND PROPERTY FROM SEISMIC AND GEOLOGIC HAZARDS

Objective SA 2A: Regulate Development in Areas of Seismic and Geologic Hazards to Reduce Risks Associated with Earthquakes, Liquefaction, Erosion, Landslides, and Expansive Soils

Policy SA 2.1: Require new land development proposals to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction, and expansive soils.

Policy SA 2.2: Ensure that all development and construction proposals are reviewed by the City to ensure conformance with applicable building standards.

Policy: SA 2.3 Require geotechnical investigations to be completed prior to approval of any schools, hospitals, fire stations, and police stations, as a means to ensure that these critical facilities are constructed in a way that mitigates site-specific seismic and/or geological hazards.

Policy SA 2.4: Development in areas subject to liquefaction, such as along East and West Cotati Avenues and Gravenstein Highway shall be reviewed by qualified soils engineers and geologists prior to development in order to ensure the safety and stability of all construction. (See Figure 7.1-2 in the General Plan Background Report).

Policy SA 2.5: Ensure that development on slopes over 10% grade complies with special building and grading restrictions specified in Chapter 17.53 of the Municipal Code.

Policy SA 2.6: Development and grading on slopes greater than 15% shall be prohibited, unless the conditions specified in Chapter 17.53 of the Municipal Code are met.

Policy SA 2.7: Natural slopes should be maintained and existing vegetation preserved to the greatest extent feasible, especially in areas with a slope greater than 15%.

Policy SA 2.8: Where alterations such as grading and tree removal are made to hillside sites, rendering slopes unstable, planting of vegetation shall be required to protect structures at lower elevations.

Policy SA 2.9: The use of drought-tolerant plants for landscaping in hillside areas shall be required as a means to eliminate the need for supplemental watering, which can promote erosion and earth movement.

Policy SA 2.10: An erosion and sediment control plan prepared by a civil engineer or other professional who is qualified to prepare such a plan, shall be submitted as part of a grading permit application. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation, and shall comply with the design standards and construction site control measures contained in Chapter 14.36 of the Municipal Code,

Policy SA 2.11: Prior to the development of any new structures and any addition greater than 500 square feet in areas of moderate to high potential for expansive soils as identified in Figure 7.1-5 of the General Plan Background Report, a site-specific soils study shall be prepared. All structures and building foundations located within areas containing expansive soils shall be designed and engineered to comply with the most current version of the California Building Standards Code.

Action SA 2a: Require a geotechnical analysis for construction in areas with potential geological hazards and require that recommendations from the geotechnical analysis are incorporated into the project's design and engineering.

Action SA 2b: All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Building Division prior to approval for occupancy.

Action SA 2c: M*aintain and enforce standards in the Cotati Municipal Code which specify maximum permissible vegetation removal, soil compaction, and site coverage. Inspections by the Building Division and Engineering Department will ensure compliance.*

Action SA 2d: As part of the development review process, ensure development applications incorporate drainage and erosion standards identified in the Cotati Municipal Code. Inspections by the Building Division and Engineering Department will ensure compliance.

Action SA 2e: Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.

Action SA 2f: When a change in natural grade or removal of existing vegetation is necessary, appropriate vegetative cover to stabilize slopes and reduce erosion will be required. This shall be accomplished through the development and design review process.

Action SA 2g: Review, and a*mend if necessary, the Land Use Code to allow only those uses compatible with site specific geologic conditions in areas of liquefaction or slope instability. The Planning Division shall develop appropriate development standards and review and amend as necessary.*

Action SA 2h: Enforce the Municipal Code to ensure the implementation of measures and standards that will insure compatibility with site specific geologic conditions. The Community Development and Public Works Departments will evaluate and amend the criteria as necessary.

Action SA 2i: Annually review revisions to the California Building Standards Code (CBSC) and consider adoption of updates to the CBSC that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by groundshaking and other geologic hazards.

Action SA 2j: As applications for building permits are received, identify and inspect seismically unsafe buildings and structures, including unreinforced masonry buildings.

Action SA 2k: Explore programs and funding sources that would encourage, assist, or provide incentives to property owners to retrofit their buildings for seismic safety, such as the Unreinforced Masonry (URM) program.

GOAL SA 3 REDUCE RISKS TO HUMAN LIFE, PROPERTY, AND PUBLIC SERVICES ASSOCIATED WITH FLOODING

Objective SA 3A Protect Cotati's Citizens and Businesses from Flooding

Policy SA 3.1: Support and participate in planning efforts undertaken at the regional, state, and federal levels to improve flood management facilities throughout Sonoma County.

Policy SA 3.2: Require all development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities.

Policy SA 3.3: Ensure that construction activities will not result in adverse impacts to existing flood control and drainage structures.

Policy SA 3.4: For properties located within a flood hazard zone, as identified on the most recent FEMA 100-year floodplain map or identified by the California Department of Water Resources, the City shall not enter into a development agreement, approve any discretionary entitlement, tentative parcel map, parcel map, final map, or any ministerial permit that would result in the construction of a new residence unless flood protection findings consistent with the requirements of California Government Code Sections 65865.5, 65962, 66474.5 can be made and documented.

Policy SA 3.5: All new development within the 100-year flood plain shall be built according to Federal Flood Insurance Agency standards.

Policy SA 3.6: Require new structures to be located outside of the 100-year floodplain to the greatest extent feasible.

Policy SA 3.7: Monitor ongoing efforts by FEMA and the California Department of Water Resources to update flood hazard maps within the City of Cotati and Sonoma County.

Policy SA 3.8: Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the City's streams, creeks and wetland/riparian areas. Where appropriate and feasible, the City shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.

Policy SA 3.9: Encourage flood control measures that respect natural drainage features, vegetation and natural waterways, while still providing for adequate flood control and protection.

Policy SA 3.10: Continue efforts to eliminate flooding, by upgrading and expanding the storm drainage system.

Policy SA 3.11: Ensure that new development or governmental action does not compound the potential for flooding.

Policy SA 3.12: Require all new developments in the city to be designed to minimize vegetation removal, soil compaction, and site coverage.

Policy SA 3.13: Ensure that adequate drainage and erosion controls are provided during construction of all new developments.

Action SA 3a: Develop a Flooding and Drainage Master Plan that addresses the following, at a minimum:

a. *Storm water and drainage improvements for all areas of the City that are needed to accommodate existing and planned growth;*

b. *Standards for on- and off-site stormwater and flooding improvements to ensure no adverse impacts to adjacent or nearby properties;*

c. *Standard measures to be used by new development to address localized flooding impacts;*

d. *Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization; and*

e. *Operation, maintenance and funding of flood control and drainage facilities.*

Action SA 3b: During preparation of the Capital Improvement Program, review the conditions of bridges, culverts, and other flood control and storm water conveyance infrastructure and include necessary improvements on the CIP to ensure safety of persons in the City and adequate conveyance of flood waters.

Action SA 3c: Seek State and Federal funding for improvements to existing flood control and drainage infrastructure.

Action SA 3d: Review the Cotati Municipal Code, including Chapter 15.04, Floodplain Management, and revise as necessary to ensure that development standards are consistent with the requirements of state law, including Government Code Section 65007. Development and building standards shall require the following:

a. *New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation.*

b. *New construction in the 100-year floodplain shall be designed and constructed so that they do not contribute to cumulative flooding problems that could pose a hazard to surrounding landowners or the public.*

c. *Discourage extensive areas of impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots.*

d. *Ensure new development within areas prone to flooding include all-weather access roads or other measures to ensure access during a flood event.*

Action SA 3e: Work with the Sonoma County Water Agency to expand flood channels.

Action SA 3f: Maintain unimproved drainage channels on a periodic basis (Public Works).

Action SA 3g: As part of the development review process, require developers to prepare hydrological studies for all new developments as required by the City Engineer. Studies shall encompass the project site as well as the entire drainage area.

Action SA 3h: Review the Safety Element concurrently with the periodically updated Housing Element to update any new information regarding floodplain mapping and/or regulations to ensure consistency with Federal and State requirements.

Objective SA 3B: Protect Citizens from Dangers Related to the Movement, Storage and Manufacture of Hazardous Materials

Policy SA 3.14: Encourage producers and users of hazardous materials to reduce the amounts of hazardous materials generated.

Policy SA 3.15: Require hazardous waste generated within the City of Cotati to be disposed of in a safe manner, consistent with all applicable local, state and federal laws.

Policy SA 3.16: Hazardous materials shall be stored on site in a safe manner.

Policy SA 3.17: Coordinate with the Sonoma County Fire and Emergency Services Department to ensure that businesses in Cotati that handle hazardous materials prepare and file a Hazardous Materials Business Plan (HMBP). The HMBP shall consist of general business information; basic information on the location, type, quantity and health risks of hazardous materials; and emergency response and training plans.

Policy SA 3.18: Require compliance with Sonoma County's Countywide Integrated Waste Management Plan (ColWMP) as well as all of the Consolidated Unified Protection Agency (CUPA) program elements.

Action SA 3i: Through participation as a member of the Sonoma County Waste Management Agency, work to educate the community about alternative products.

Action SA 3j: Continue to support the creation of a permanent hazardous waste storage facility by the Sonoma County Waste Management Agency.

Action SA 3k: Prepare and maintain an inventory of environmentally contaminated sites to educate future landowners about contamination from previous uses. The City shall work directly with landowners in the cleanup of these sites, particularly in areas with redevelopment potential.

ATTACHMENT B

GENERAL PLAN UPDATE

PRIORITIES AND ISSUES

This summary of priorities and issues provides a means of focusing the attention of the decision-makers and the community on the priorities and issues identified by the community, while balancing the City's future growth with economic development and natural resource needs in the General Plan Update. This report includes the following:

Visioning Workshops: Input received from participants of the four visioning workshops held at the outset of the General Plan update process is summarized. Workshop attendees participated in a range of activities and exercises to gather information on community priorities, values and focus areas for the General Plan update. A narrative summary of the results of these activities is provided later in this section and Appendix A tabulates the comments received during the workshops. Visioning workshop participants input on the City's Land Use and Circulation Maps is depicted on Figure 1.

Planning Commission Workshops: The Planning Commission has held a series of workshops to discuss the topics of each element of the General Plan. Planning Commission priorities and concerns regarding each topic are summarized.

The information provided by the Planning Commission and the input provided during the Visioning process were used to develop the draft Goal, Policy, and Action sets for each of the General Plan topics. The Planning Commission also reviewed the General Plan Land Use Map on February 6, 2012 and suggested modifications, which resulted in the land use map alternatives included with the draft Goal, Policy, and Action sets.

COMMUNITY VISIONING WORKSHOPS



Between March and May 2011, the General Plan Update team held four public visioning workshops to help kick-off the General Plan Update process. City residents and various stakeholders attended workshops at City Hall. The workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the city and what important issues should be addressed in preparing the General Plan.

Each workshop included a presentation by the consultant team that explained the role of the General Plan, an overview of the General Plan Update process, and an opportunity for the workshop participants to ask questions and seek clarification on the process and the role of the community. Workshop participants were asked to complete activities and exercises in order to provide information to the General Plan Update team. Each workshop focused on different themes and topics to be addressed in the General Plan. A summary of each of the four visioning workshops is provided below.

Workshop #1- General Plan Intro and Vision

Participants were given an introduction to the General Plan update process and an overview of the contents and legal requirements for a general plan.

VISION, ASSETS AND CHALLENGES ACTIVITY

Workshop participants were asked a series of questions, and answers were placed on post-it notes, and attached to poster boards throughout the room.

VISION

- What ideas do you have for the future of Cotati?
- What would make your community better?
- What three things would you like to see accomplished by 2030?

ASSETS

- What do you value most about Cotati?
- What makes this a special place to live or work?

CHALLENGES

- What issues are facing the City that need to be addressed in the General Plan?

The most common responses to these questions are listed below (in no particular order).

Vision



- Diversify and improve downtown businesses.
- Improve business climate to support local economy and expand job base.
- Incorporate more community art and cultural activities.
- Increase collaboration with Sonoma State University and provide more activities and resources from SSU students.
- Increase local food production, urban agriculture, and healthy food options.
- Improve bicycle and pedestrian network.
- Protect open space resources, greenbelts, and native habitat.
- Improve citizen outreach and community participation.

Assets

- Small town charm and sense of community (overwhelming majority response).
- Pedestrian and bicycle friendly.
- Downtown area.
- Diverse small local businesses.
- Regional location as the "Hub" of Sonoma County.

Challenges

- Preservation and restoration of natural habitats and environmental resources.
- Improving, attracting, and enhancing local businesses and business opportunities.
- Circulation improvements: traffic, bicycle, and pedestrian networks and facilities.
- City budget constraints.
- Lack of parks and community gathering areas.
- Improving building facades and architecture.

INTERACTIVE MAPPING ACTIVITY

Visioning Workshop participants were divided into groups of four to eight people, and asked to provide notes, comments and input on City-wide maps. Groups were asked to outline areas where new growth and land uses should occur (housing, commercial, parks, open space, agriculture, etc) using color markers; identify areas where existing land uses should change; identify areas where new roadways should be developed; and provide any other thoughts or input that the group developed.

Each group presented their marked-up map to the rest of the workshop participants, and key concepts from each map were discussed and noted. These workshop maps are summarized below, under Mapping Concepts.

Workshop #2- Community Health and Wellness

Participants were provided with an overview of the General Plan update process and an overview of issues related to community health and wellness. Presentations were given by the Bay Area Air Quality Management District and the Sonoma County Department of Public Health.

COMMUNITY HEALTH AND WELLNESS ACTIVITY

Workshop participants were asked a series of questions, and answers were placed on post-it notes, and attached to poster boards throughout the room.

COMMUNITY HEALTH INDICATORS

- What contributes to a healthy community?

The most common responses to this question are listed below.

- Safe and expansive opportunities for bicycle and pedestrian transportation options (majority response).
- Strong and transparent City services.
- Public safety.
- Affordable housing.

COMMUNITY HEALTH FOCUS AREAS

- What would you change or improve to increase community health and wellness in Cotati?
- What should the General Plan focus on with respect to community health?

The responses to these questions are listed below in the order they were ranked by importance by workshop participants.

- Environmental sustainability
- Public safety
- Graffiti
- Clean air
- Transportation based improvements

HOUSING AND HUMAN SERVICES NEEDS ACTIVITY

Workshop participants were asked to identify housing types needed in Cotati, population segments that may be underserved, barriers to providing affordable housing, and needs related to human services. The top responses to these questions are identified below.

Housing Types

- Affordable housing
- Single family workforce housing
- Affordable multifamily rental housing
- Mixed use (live, work, play) housing
- Higher density housing

Underserved Population Segments

- Low income
- Median income
- Very low income

Barriers to Affordable Housing

- Funding (high construction costs)
- Access to land
- Not enough affordable housing
- Not In My Backyard (NIMBY)

Human Services Needs - City

- Affordable health care
- Language barrier

Human Services Needs - Regional

- Improved transportation
- Cultural diversity awareness, translation

Workshop #3- Land Use

Participants were given an overview of the General Plan update process and an overview of land use "placemaking" concepts.

GENERAL PLAN GUIDING PRINCIPLES ACTIVITY

Participants were asked to identify the top three themes from the list below that should guide the General Plan update. The list was developed based on input received during the previous two visioning workshops.

- Local food production/local agriculture
- Diversify and improve downtown businesses
- Emphasis on culture and the arts
- Maintain rural small-town feel
- Bike and pedestrian connectivity
- Business-friendly climate
- Open space protection
- Citizen participation
- Connection with Sonoma State students
- Integrate planning with SMART
- Protect water quality
- Increase tourism
- Provide a range of housing options



The top four responses to this question are provided below, in the order of importance indicated by workshop participants.

1. Business-friendly climate
2. Maintain rural small-town feel
3. Bike and pedestrian connectivity
4. Diversify and improve downtown businesses (tied with #3 above)

INTERACTIVE MAPPING ACTIVITY

Visioning Workshop participants were divided into groups based on where they lived within the City or the surrounding areas, and asked to provide notes, comments and input on City-wide maps that included the Sphere of Influence and Urban Growth Boundary. Groups were asked to identify key focal points in the community, including parks, local stores, schools, playgrounds, transit stations, community services and major streets. Groups were also asked to identify areas where new community gathering places or focal points should be located. Areas where new land uses or development was needed were also identified.

Each group presented their marked-up map to the rest of the workshop participants, and key concepts from each map were discussed and noted. These workshop maps are discussed in greater detail in Section 3 of this report, and will be used during the development of the Preferred Land Use Map.

Workshop #4- Circulation

Participants were given an overview of the General Plan update process and an overview of the City's circulation network, including facilities for vehicles, transit, bicycles and pedestrians. Existing service levels for these transportation modes was provided, and planned transportation improvements were identified.

TRANSPORTATION PRIORITIES AND PROBLEMS ACTIVITY

Participants were asked to identify the top two transportation issues (e.g., extending bicycle lanes, improving sidewalks, decreasing vehicle congestion, decreasing vehicle speeds, additional transit services, etc.) that should be the top priorities for the General Plan update.

The top four transportation issues, as prioritized by the workshop participants are:

1. Extending/increasing bicycle lanes
2. Improving/expanding sidewalks
3. Reducing vehicle speeds
4. Reducing vehicle congestion

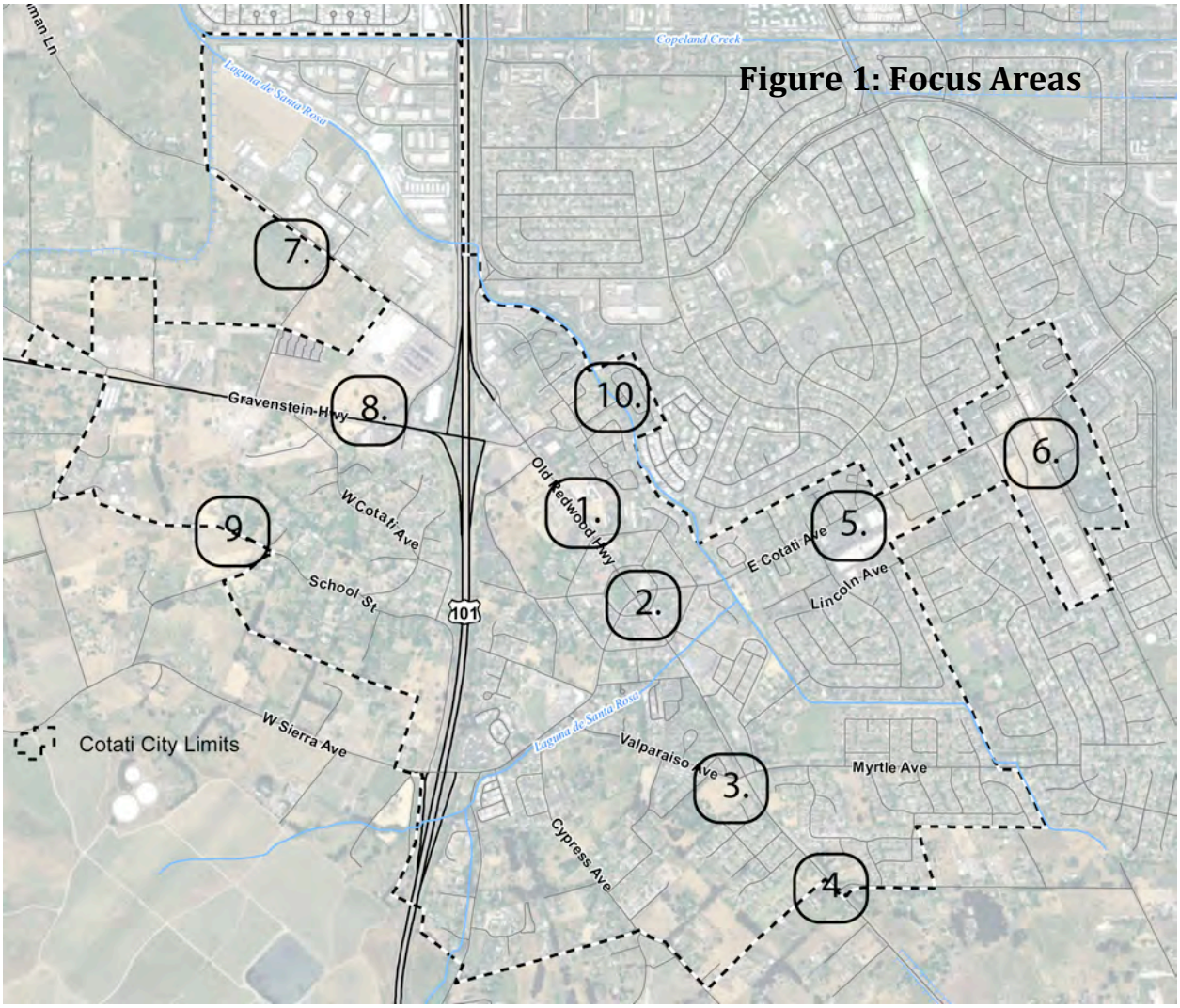
Participants were also asked to identify the two locations (street corridors, intersections, etc.) that have the most critical circulation problems in Cotati. The most common responses are provided below.

- Old Redwood Highway and Highway 116
- Old Redwood Highway and East Cotati Ave.
- East Cotati Ave. corridor

VISIONING WORKSHOPS - MAPPING CONCEPTS

LAND USE

Figure 1 shows focus areas where further discussion and visioning may be appropriate. Comments collected from the Visioning Workshops are summarized below.



Area	Ideas and Vision
1, 2 (general area of the Downtown Specific Plan: Old Redwood Highway from northern City limits to Page Street)	• Implement Downtown Specific Plan • Provide restaurants/retail along Old Redwood Highway, in the Hub, and along Gravenstein Highway • High density residential on parcels set back from Old Redwood Highway • Pedestrian/bicycle connection along East Cotati Avenue/East Sierra Avenue that connects this general area to Santero Way and to West Sierra Avenue

	• Pedestrian connection from southern end of the Hub to Valparaiso Avenue • Part of a Focus Area for continued urban renewal, commercial growth, and residential opportunities (see Figure 3-2)
2 (Downtown Hub/La Plaza Park)	• Implement Downtown Specific Plan • Central hub that is the primary and largest existing destination in Cotati • Provide connectivity to other existing and future destinations
3 (General area around Valparaiso Ave/Old Redwood Highway/Myrtle Ave)	• Commercial or mixed use along both sides of Old Redwood Highway extending from Hub south to Valparaiso/Myrtle Avenues • Community center/future gathering and destination area located at 100 Valparaiso Avenue • New residential growth on both sides of Old Redwood Highway • Pedestrian/bicycle connectivity to East Sierra Avenue and Hub
4 (Old Redwood Highway/Eucalyptus Ave area)	• Southern gateway to City • Future office development with small-scale commercial surrounded by residential uses (Visioning Workshop #1) • New residential on both sides of Old Red (Visioning Workshop #3)
5 (East Cotati Ave/Rancho Cotate Shopping Center)	• Oliver's Market / Rancho Cotate Shopping Center is an existing destination that should be enhanced and maintained • High density residential uses are appropriate in this area
6 (Santero Way area)	• SMART Station/emphasize this area as a future community focal point • Prioritize improved bicycle/pedestrian/transit connection to downtown Hub area and other destinations in Cotati • Business growth and development in this area • New high density residential uses are appropriate in this area, both along Santero Way and on the north side of East Cotati Avenue • Part of a Focus Area for continued urban renewal, commercial growth, and residential opportunities (see Figure 3-2)
7 (Northwest Cotati along Helman Way)	• Focus job-generating uses in this area • Potential for industrial use and expansion • New commercial uses
8 (Northwest Cotati along Gravenstein Highway)	• Commercial uses along Gravenstein Highway • Opportunities for new high residential development north of Gravenstein Highway behind commercial uses • Job growth on both sides of Gravenstein Highway • New low density residential on south side of Gravenstein Highway
9 (Thomas Page Elementary School/southwest Cotati)	• Prioritize a safe bicycle/pedestrian route from eastern Cotati to Thomas Page Elementary School • Keep area low density and rural
10 (Laguna de Santa Rosa corridor throughout Cotati	• Restore natural habitat, ensure high-quality riparian ecology • Focus on high water quality throughout the watershed • Potential for a bicycle/pedestrian route traversing Cotati and

and greater Planning Area)	extending along the Laguna through the Planning Area
11 (Open space south and west of Cotati: see Figure 3-1)	• Maintain rural character, agricultural uses, and open space beyond the Urban Growth Boundary • Greenbelt along Urban Growth Boundary – can provide a permanent open space buffer around Cotati and include a walking/bicycle path)

TRANSPORTATION

Following are the primary transportation concepts identified at Visioning Workshop #4:

- Safety improvements along Gravenstein Highway at intersections near Thomas Page Elementary School;
- Safety improvements at East Cotati Avenue and Old Redwood Highway;
- Safety improvements at East Cotati Avenue and the railroad crossing near Santero Way;
- Bicycle lanes along East Cotati Avenue, segments of Old Redwood Highway, and along Gravenstein Highway;
- Pedestrian improvements along East Cotati Avenue and Gravenstein Highway; and
- Safe route to Thomas Page Elementary School for residents on both sides of Highway 101.

PLANNING COMMISSION WORKSHOPS

From July 2011 through February 2012, a series of meetings was held with the Planning Commission in order to identify priorities and issues to be addressed in the General Plan Update. This series of "steering" meetings with the Planning Commission addressed each of the elements, or broad topics, that will be included in the General Plan Update. For each topic, the Planning Commission reviewed the input provided during the Visioning process, the relevant chapters of the Background Report, and the 1998 General Plan goals, policies, and actions related to the topic. The Planning Commission identified the priority issues for the General Plan Update to address and also identified where the 1998 General Plan should be kept, replaced, or augmented.

The priority issues and other concerns identified by the Planning Commission are summarized for each of the following topics:

- Circulation
- Community Services and Facilities
- Community Health and Wellness
- Community Character
- Conservation
- Economic Vitality
- Housing
- Land Use
- Noise
- Open Space
- Safety

Circulation

At its October 17, 2011 meeting, the Planning Commission identified the following as the top priorities for transportation and circulation:

- Walkable Cotati
- Safe routes to schools, with emphasis on route to Thomas Page School
- Old Redwood Highway improvements, including improvements north of the hub
- Address gaps/connectivity in bicycle and pedestrian network

Additional transportation and circulation concerns and issues identified by the Planning Commission included:

- Public transit
- Improving our public transit stops (provide covered stops) and ensuring place to sit while waiting for paratransit
- Local signage for community, how to understand and communicate ways of connecting
- Traffic speed on E. Cotati near Rohnert Park border (safe for all modes and reinforce citing)
- Provide clear statement for the purpose of arterial roadways in Cotati. Are they intended to create an environment good for local businesses, or to move vehicles through town as quickly as possible?

Community Character

At its December 5, 2011 meeting, the Planning Commission identified the following as the top community character priorities:

- Comprehensively update the City's sign code and improve enforcement of the code
- Increase collaboration with SSU on community events
- Develop and implement a landscape program
- Art and murals
- Community character and architectural design, using the Downtown Specific Plan as a model for the downtown

Additional community character concerns and issues included:

- Important to work with citizens and encourage more volunteerism within the community (sign re-painting suggestion)
- Community garden
- Outdoor dining
- More community character displayed in the downtown corridor
- A little quirkiness is good
- Varied architecture
- Outdoor gathering areas - random little parks or other spaces with outside seating

Note: Community character is addressed under the Land Use Goals, Objectives, Priorities, and Actions set

Community Facilities and Services

At its October 3, 2011 meeting, the Planning Commission identified the following as the top priorities for public facilities:

- Keep Thomas Page school open
- Recreation – need a recreation department and higher quality, if not quantity, of parks on west side
- Water quality and urban stormwater management provisions
- Relationship and connections with SSU

Additional public facilities concerns and issues identified by the Planning Commission included:

- Need a public safety plan to address emergency preparedness, including safe (earthquakeproof) public facilities
- Support and expand "safe routes to schools"
- Strengthen resilience of infrastructure
- Underuse of the Cotati room
- Sewage treatment
- Stormwater management for hillside development
- Partner with RAFPD, support them in Station #1 building issues
- Need public spaces for community gatherings
- Address capacity of Laguna system as well as overall stormwater system

Community Health and Wellness

At its November 14, 2011 meeting, the Planning Commission identified the following as the top three priorities for community health and wellness:

- Improve park and recreation facilities and services, including re-establishment of the City's Parks and Recreation Department
- Prioritize healthy lifestyles by increasing trails and pedestrian connectivity
- Encourage healthy food outlets and maintain fast-food ordinance
- Revitalize City facilities and increase public access to City facilities for activities and social events

Additional community health and wellness concerns and issues identified by the Planning Commission included:

- Increase partnerships with Rohnert Park and SSU for community activities and programs
- Increase community outreach to educate the public on healthy lifestyle amenities that exist within the City
- Increasing access to and understanding of a wide variety of healthy foods
- School gardens and better lunch options for the school district
- Maintain and enhance the farmer's market
- Social fabric of the community, places to gather, and the recreation department
- Encourage healthier food outlets, including full service market and farmers' market
- Completing the safe routes to schools for Thomas Page
- Basic first aid training and emergency preparedness

Conservation

At its August 15, 2011 meeting, the Planning Commission identified the following as the top conservation priorities:

- Cotati Creek needs an active plan for restoration and protection
- Water quality
- Habitat restoration and conservation, with a focus on Laguna de Santa Rosa and Cotati Creek
- Encourage historical or cultural recognition/designation for buildings that are historically important

Additional conservation concerns and issues identified by the Planning Commission included:

- Water conservation program
- Move from a "drain it and pave it" to a "slow it and spread it philosophy"
- Make resources accessible and provide for human interaction with nature
- Maintain sensitivity when working with local tribes
- Include Old Redwood Highway as a historic route
- Murals showcasing Cotati's history
- Encourage cultural events, which are a resource to the City

Economic Vitality

At the Planning Commission's January 23, 2012 meeting, the following were the top-identified economic vitality priorities:

- Exploit and utilize the City's central location within Sonoma County to attract tourist industry
- Promote and encourage hotel and lodging businesses
- Improve and streamline permitting process
- Improve City branding to distinguish Cotati , both in terms of location and small-town niche, in order to attract new businesses

Additional economic vitality concerns and issues identified by the Planning Commission included:

- Develop the Highway 116 gateway with expanded commercial/retail infill uses
- Attract retail uses to the Redwood Highway corridor and Grapevine Center
- Attract tenants to vacant industrial areas for job growth
- Increase collaboration between local businesses, the Chamber of Commerce, and City government
- Target and support local and regional businesses
- Emphasize business clusters to promote complimentary businesses in close proximity to one another by increasing flexibility in zoning code
- Retention of existing businesses
- Understanding Cotati's SWOT (strengths, weaknesses, opportunities, threats)
- Smart City services, such as mapping efforts, made available to businesses to use
- Implement Downtown Specific Plan
- Provide funds for transportation and pedestrian facilities
- Encourage white collar employment

Housing

At its July 18, 2011 meeting, the Planning Commission identified the following as the top three housing priorities:

- Seniors
- Very low income housing
- Transitional/supportive/homeless housing

Additional housing concerns and issues identified by the Planning Commission included:

- Availability of housing for larger households
- Location of affordable housing relative to transportation
- Proximity to services
- Northern gateway housing
- Fees for granny units and smaller units that do not take into account unit size are a barrier to lower income units

Land Use

At its December 5, 2011 meeting, the Planning Commission identified the following as the top land use priorities:

- Prioritize infill development and reuse of existing sites within the urban areas of the City
- Limit annexations and the development of vacant lands outside of City core
- Urban Growth Boundary and SOI should remain in open space, agricultural and large-lot rural residential uses
- Improve and streamline process for issuance of use permits and permits for building improvements
- Address mixed use, in terms of compatibility and ensuring that requirements are not onerous
- Create effective neighborhoods and gathering areas, encouraging community and neighbor interaction
- Ensure that land use designations and requirements are business friendly and allow for a diversity of business types

Additional land use concerns and issues included:

- Simplify the permitting process
- Historic preservation guidelines for redevelopment
- Prioritize a business-friendly climate, help with communication between staff and business owners
- Modify and enforce the sign ordinance
- Do not want codes to be overly prescriptive
- Maintain adequate areas designated for commercial/retail uses throughout the City
- Reduce the emphasis on mixed use development outside of the downtown core
- Land use requirements need to be business friendly
- Allow retail in residential areas when consistent with the surrounding area
- If the DSP and the Santero Way SP require Mixed Use, it should be reflected on the General Plan map
- Simplify General Plan designations and build a better relationship between the General Plan and the Zoning Code
- Increase areas for public use and social gathering
- Ensure commercial development is consistent with surrounding land uses
- Incentive and streamline reuse of vacant commercial buildings

Noise

At its October 17, 2011 meeting, the Planning Commission identified the following as the top priorities related to noise:

- Late night noise (between 2:00 am and 6:00 am) and downtown bar noise
- Enforce noise restrictions for loud vehicles and motorcycles
- Address noise impacts and mitigation when allowing mixed use developments in the downtown
- Emphasize enforcement of existing noise standards and hours for noise-intensive activities

Additional noise concerns and issues identified by the Planning Commission included:

- Vehicles (non-mufflered/impulse noises) on Old Redwood Highway and E. Cotati Avenue
- Use newest technology for noise attenuation
- Highway 101 noise
- Curfews on leaf blowers/mowers

Open Space

At its August 15, 2011 meeting, the Planning Commission identified the following as the top three open space priorities:

- Use watershed boundaries as planning boundary
- Planning boundary should match habitat and resources
- Focus open space around natural resources

Additional open space concerns and issues identified by the Planning Commission included:

- Encouraging agriculture as a good community separator
- Designate entire Laguna channel and Cotati Creek as Open Space
- Provide a clear definition of open space in the General Plan
- Encourage increased accessibility of open space
- Designate County Yard as open space

Safety

At its October 3, 2011 meeting, the Planning Commission identified the following as the top priorities for safety:

- Emergency preparedness plan
- Provide health and emergency first-aid classes
- Fire prevention
- Hazardous waste removal and remediation
- Update safety provisions

Appendix A: Visioning Workshop Results Data

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Visioning Workshop #1: Vision

Vision

A green belt around Cotati
Add cultural center
Aggressive recruiting of destination retail (other than Lowes)

Attention paid to heightened infrastructure encouraging community gathering
Attention paid to local economy, alternative currency, time bank, etc.
Become more "college town" friendly
Better agricultural practices
Better public trans- smaller buses in town
Better roads
Biking as dominant form of transportation
Business friendly environment- make less difficult for business to set roots
Clean water for wildlife and people
Collaboration between Sonoma State and City
Complete Downtown SP and extend DSP past Olivers
Continue downtown redevelopment and add downtown park
Continue small community atmosphere
Continued expansion of bike and ped ROWs
Cotati will be a leader in using local services and agriculture
Create friendly zone for light industrial on west side
Create local jobs
Diversify downtown businesses
Don't force green on new business. Require new business to present their own green efforts/ideas
Easy walking and bike connectivity
Everyone respects water quality and quantity
Expand econ base while maintaining small town vibe
Farmers Markets, in summer only
Fiscal self sufficiency
Fix traffic flow around center of town

Focus on "Triple Bottom Line": Env Sustainability, Econ Success, Social justice
Give the free market a chance to decide its future
Green construction and clean energy production
Greenway along Laguna
Healthy local alternatives to fresh food
Healthy, walkable connectivity btwn school and SMART and core Cotati and surrounding area
High end hotel in town
Implementation of AGGRESSIVE growth and redev plan for entry into town
Improved housing for students
Improved landscape
Increase citizen involvement and participation
Increase downtown shopping
Increase urban gardening

Increased focus on youth sports, more options for children

Integrate the school (SSU) with the downtown area by some form of transportation
Integrated agriculture within City fabric (more links, overlapping)
Keep it Weird!!
Keep small town
Less suburbia
Local sources of energy to replace foreign oil
Local sustainability: better bike routs, community farms
Lower taxes to increase revenues
Maintain unique identity of Cotati
Make downtown a destination that serves Sonoma State with quality retail and entertainment
More appreciation for college students
More business growth
More City-wide recreation opportunities for SSU students
More community participation
More emphasis on staying healthy: walking, biking, farmers markets
More integration with businesses and homes, zoning that allows and encourages home-based business
More involvement with Sonoma State students
More local food production
More outreach to include citizens. Saturday meetings that include day care.
More small unit housing with transportation resources
New or refurbished shops, restaurants and entertainment
Opening city to arts and entertainment world: theater, music, sculpture
Ped and bike paths that are linked
Professional office park in south and southwest Cotati
Promotion of downtown feel and pedestrian monuments within Cotati
Protect UGB and open space around town
Protect urban growth boundary and open space for wildlife habitat, water recharge and recreational use
Put unemployed Cotatians to work within the City Works Dept.- OK to reduce City worker pay to accommodate.
Rebrand Cotati as City of Art, not an "Old Hippie Town"
Redesign DSP
Reduced GHG emissions
Repeal the DSP
Replace creek channels with natural flow and native vegetation
Robust local food supply
Route traffic around La Plaza Park (Hexabout)

Small town promoting cooperation btwn locals, college students, young and old
SMART train
Stop planning for 2030, allow ad hoc growth
Stop urban sprawl upwards
Student involvement in housing, ag, and conservation
Successful integration with SMART
Support alternative transit: bike, walk, bus, train

That everything is community oriented and the community actually participates
To be known as the City of Art
Tree canopy shading water over Lopina and Cotati Creeks
Valuing legend DSR connections with businesses and Sonoma State
Walking trails throughout City. Follow waterways, connect neighborhoods, connect w/ nature, hike in your own town.
Widen bike lanes to spur more people to ride bikes
Working with SSU
Year round, or extended season, for farmers market

Visioning Workshop #1: Assets

Assets

Traffic growth and SSU student impact
Small town quality
Local events
Friendly and welcoming vibe
Small town, small community, rural feel
Small enough to be a real community
Small town with rural-ish areas
Beautiful tree lined streets
Mix of rural and suburban
Community
Flexibility with running of City- ability to adapt to changing conditions
Distinctive character
Olivers Market
SMART rail
The field of sheep and protected open space is centered in town by City Hall
Spirit of volunteerism
Small town feel- easy to participate in City activities and functions
Know many neighbors
City center
Easy to walk and bicycle to almost everything I need to do
The closest grocery store to most of the housing near SSU (Olivers)
Sense of community
Walking near or underneath trees- special place
Proximity to SSU campus
Value small town community
Value slightly "bohemian" nature of community- Cotati is "laid back", diverse and reflects its history
Haxagon park and genuine downtown area- gems in the rough
Old untouched charm
Small town element and charm- it's not faded out by new development
Small town feel and local charm
History, statues, location (hills and open space), friendly small town feel, downtown Cotati
Small town feel and local pride
Value the rustic look and feel the City portrays
Small town/community feel makes Cotati special place to live and work
Everything about the town is environmentally friendly
Fun, lively, friendly downtown
Centrally located and accessible, close to SSU
Has a downtown
Small town community
A city that welcomes creativity

It's unique
Ability for community to be tightly connected- because it's small
I value the space provided for bike and pedestrian use
Unique businesses to visit
Access to community gardens
Location in Sonoma County in relation to other locals- We are the Hub
Location
Weather
Small town and rural areas
Small business make it a special place to live
Small town atmosphere
Familiar with people and businesses and stores
La Plaza Park
Lowes
Small town feel of the City
Community- small town feel
The availability of local food- farmer's market and Olivers
Small town feel and the influence of sustainability and buying local and organic
Strength of local business
College community
Recreational activities
People seem active, friendly, helpful and genuinely thoughtful
Small town feel
Easy to walk to many places
Value City's slow pace, it's outdoor living downtown and its youth
Slow changing
Special social environment
Gateway to wine country
Proximity to SSU, rail and freeway
Bedroom community
I see people I know when I walk through downtown
Diverse restaurants
Hub of Sonoma County
Community gatherings for events
Small town agricultural community
Close to big cities, yet far enough removed to not feel suffocated by the city
Open space- country feel
Rural small town blend
Local businesses locally owned

Visioning Workshop #1: Challenges

Challenges

Small elder care center
It is a blank canvas ready to be filled
Too many bars and associated noise
Promote urban(is) gardening/farming for: healthy lifestyle, local food, promote open space, educational
To continue to use local, organic agriculture and sustainable services
More attention to riparian habitat, particularly in downtown area. Native vegetation, not concrete.
Land and buildings need improvement
Keeping the City clean and beautiful
Making town more environmentally friendly: going green, focus on healthy habits (biking, walking, buying local, etc)
Downtown has zero architecturally pleasing buildings
Water: conservation, delivery costs, making sure there is enough for development before approval
Adequate water supply
Not growing beyond city limits before full buildout
Not expanding SOI
Through traffic
Rural character
Building local businesses
Lack of legacy buildings to be proud of
Sidewalks need to be built and repaired
Preserving large trees
Don't disturb parking for business
Lack of outdoor meeting/gathering areas
Relevancy: Cotati seems to hold on to "we are different" notion that may be ignored or bypassed by other communities
Develop and image that is not contrarian just for contrarian sake
More ethnic and cultural diversity
Emphasis in circulation element on maintaining slow speed limits and encouraging car-free travel
Connectivity for bikes and pedestrians: Laguna to Sebastopol and future SMART rail stop.
Activities are not in Spanish
Espanol por favor
Land use at corner of 116 and Redwood Highway
More communication between Sonoma St. and City
Lack of integrated downtown, north-to-south in terms of pedestrian flow
Walkable community
Traffic
Budget problems
Pleasing everyone

Width and quality of bike lanes are hazards to cyclist safety
Maintain small town charm in face of economic downturn and highly increased future development in Rohnert Part.
Reinvent blighted areas in downtown/vicinity of park
Protect green belt surrounding Cotati as much as possible
Role of university in social and economic life of the City
Relationship between SSU and Cotati- how will the town support students (jobs, housing, community)
Cotati is business hostile and regulated to death
No money
Increase tourism
Need hotel
Lack of money
Old school thinking
Parks
Not enough park space
A balance between nature conservation and agriculture
Restoration of natural habitats, floodplains and creeks
Having a strong disaster response plan
Lack of preparedness for dislocation in terms of economy, energy, climate, etc.
Bedroom community
Caters to mediocre
Nothing special as a draw other than university
Entrance to City core looks almost 3rd world
How to make the City more attractive to locally owned businesses that provide living wage jobs
Small manufacturing
Bring in business- make the process easier and provide more help from the City.
Filling our "empty shells" with new business

Balancing regulations with business attraction and retention
Preserving small town vibe with a growing population
Environmental degradation
Relationship between City and college students
Preserving local business
The State and nation are in a financial crisis. Should we continue when we are unsure of our future?
Improved roads
Re-instate Rec Dept.
There are lots of roads that need to be fixed
Hindering business growth: Not allowing auto apolstery shop on Old Red, but allowing auto repair instead.
Not helping business owners rent their space
Having business succeed in bad economy
Economic development
Build cash reserves

Address the deteriorating infrastructure
Avoid bankruptcy and dis-incorporation
We want services and infrastructure but don't want to pay for them

Visioning Workshop #2: What Does Community Health Mean?

Essential City services
Healthy General Fund reserves
Emergency preparedness and emergency drills
Televising City meetings
Transparency in City Hall
Drivable community
Community health is intrusive - people have rights and free will
Government should not make health decisions for a community or any individual
Developing a built enviornment that provides opportunities for active transportation - walking, bicycling
Provide children and parents the ability to walk and bike safely to school
Educate the public through schools and in the community about health and environmental benefits of safe walking and bicycling practices
Include a General Plan language for Safe Routes to Schools programs - both infrastructure and non-infrastructure
Direct public works to make improvements to the built environment and to educate public about taking advantage of such improvements
Improve community health with year-round farmers markets
Freedom to make my own decisions and not be told what to do by marxists
a place where people can walk and bike to the services they need
Making Cotati a safe place for our citizens
Events that focus onsense of community and health
Accessible place to be physically active, parks, sidewalks, bike lanes
Schools with walk/bike routes
Limit concentration of alcohol and tobacco outles
Affordable housing
Good air and water quality
Community gardens
Healthy good outlets
Take into account input from tax-paying citizens
Better roads
Clear, clean water
Mosquito abatement
Better walkways
Mowed weeds
Holistic conception of healthy mind, body, and spirit
Triple bottom line - economic sustainability, environmental sustainability, social justice
Community resiliency - emergency and disaster preparedness
Access to housing so I can live and work in my city
Access to healthcare services in the community
Public safety

Visioning Workshop #2: Community Health Priorities

Public Safety	3
Environmental Sustainability	3
Transportation Based Improvements	1
Graffiti	3
Clean Air	2

(First choices - 3 pts, 2nd choices - 2 pts, 3rd choices - 1 pt)

Community Health Priorities in Order of Importance (Hi to Low)

Environmental Sustainability
Public Safety
Graffiti
Clean Air
Transportation Based Improvements

Visioning Workshop #2: Housing and Human Service Needs

Housing Types

Affordable	3
"Healthy" multifamily housing (low VOCs, low pollen landscaping, etc.)	1
Single family workforce housing - permanently affordable	3
Senior housing	1
Affordable multifamily rental housing	2
Ecovillages (varied income levels)	1
Co-housing communities (varied income levels)	1
Single family workforce housing - permanently affordable	1
Mixed use (live, work, play)	2
Higher density	2
Rehabilitate foreclosures for low income housing	1
Mixed income housing (ecovillages, co-housing, neighborhoods)	1
Homeless	1
Apartments downtown near public transit and services	1

Population Segments

Low income	5
Moderate	1
Median	2
Very low income	2
Market rate	1
Workforce housing	1
Single parents	1
Students	1

Barriers to Affordable Housing

Not enough affordable housing	2
Access to land	2
Funding (high construction costs)	3
Concessions/Inclusionary Zoning	1
Cost	1
NIMBY	2
Financial management classes for lower income	1
Developer resistance to providing affordable housing	1
Community resistance	1
Developer greed	1

City Human Services	
Affordable health care	3
Accessibility	1
Language barrier (translation, spanish)	3
Public transportation	1
Jobs	1
Employment referral	1
Health care	1
Affordable exercise facilities	1
Affordable dental care	1
More/better bike paths	1
Bike/Ped safety for disabled (wheelchair-accessible paths/sidewlaks)	1
Regional Human Services	
Improved transportation	6
Education	1
Language barrier (including diversity awareness/education for service p	2
County building permit process	1
Reduce permit fees for non-profit affordable housing developers	1
Affordable health and dental care	1
Affordable legal/mediation services	1

Visioning Workshop #3: General Plan Guiding Principles

Priority Principles Voting Results

Local food production/Local agriculture	5
Diversify and improve downtown businesses	10
Emphasis on culture and the arts	4
Maintain rural small-town feel	12
Bike and pedestrian connectivity	10
Business-friendly Climate	13
Open space protection	7
Citizen participation	6
Connection with Sonoma State and students	3
Integrate planning with SMART	2
Protect water quality	6
Increase tourism	2
Provide a range of housing options	1

Additional Principles

5-day turnaround for permit applications
Create viable destination for SSU students
Famil friendly
Social justice - protect public health through land use (locate tobacco, alcohol retailers appropriately and not at high densities) 2
Protect Laguna de Santa Rosa
Protect local groundwater levels
Improve overall health of Cotati and its citizens, air, water, noise, light pollution
Consider adopting complete streets policy
Address elder care issues comprehensively and creatively
Protect city land use values from eteriorating due to neighboring community growth
Include entire community in the process - provide day care and have information available in spanish
Promote cultural and social diversity

Visioning Workshop #4: Transportation Priorities

Additional transit service

ADA improvements

Public transit more efficient and smaller buses running more often, revamp routes

Improve transit service - currently there is service to SSU but not from SSU

Expanding bike lanes

Linking up with regional bike trails

Extending/improving bike lanes

Bike safety

Bicycle lanes

Decrease vehicle congestion

Extending and connecting LOS A+B bike options - should be able to get anywhere within 5 miles safely and comfortably

Extending bicycle lanes

Linking up with regional bike trails

Traffic flow improvements - using roundabouts instead of 4-way stop signs

Decrease vehicle congestion

Extend bike lanes

Decrease vehicle congestion

Extend bike lanes

Extending bicycle lanes

Increasing bicycle lanes

Extending bicycle lanes

Better freeway access - Railroad and Sierra Ave

Decrease vehicle congestion

Get rid of 4-way stop signs

Consistent bicycle street treatment

Extending bike lanes

Bike lane to SMART

Increase local transit services and amenities and bus stops

Improving perception of bicycle and pedestrian safety

Decrease vehicle speed

Address speed on West Sierra

Decreasing vehicle speeds

Decreasing vehicle speeds on West Sierra Ave

Decreased speeds on Old Redwood

Safety at Hwy 116/Madrone - major accidents and people killed there

Breaking down the road block at Arthur Street and E. Cotati the residents installed years ago

More parking

Improving sidewalks

Improving sidewalks

Improving sidewalks

Improving walkability

Improving sidewalks

Pedestrians: signal change at Old Redwood Hwy/E. Cotati/W. Sierra is VERY slow for pedestrians

More sidewalks

Improving sidewalks

Lack of sidewalks in older neighborhoods - i.e., Page Street

Visioning Workshop #4: Transportation Problems

West Sierra & Valparaiso - turning left to 101 - can get stuck in line of traffic

Additional freeway on-ramp and off-ramp at W, Sierra and US Hwy 101

ADA improvements - many crosswalks have ADA access on one side of street but not the other; lamp posts in sidewalks, etc.

Safe Route to Thomas Page School so children can safely walk/bicycle instead of parents driving every day

Walkability on all streets - what happened to walkable Cotati

Way-finding signs for bicycle routes (could direct tourists to local businesses as well)

East Cotati - traffic is too much, too fast

East Cotati Ave

East Cotati/Old Redwood signal timing

Left turn from Old Redwood Hwy to E. Cotati Ave

Pedestrian flow crossing 116 along Old Redwood Hwy

Intersection of E. Cotati and La Salle

Old Redwood - HUB - 101 congestion, suicide lane, high speeds, need an intersection

Bike/ped circulation at Old Redwood/Hwy 101 interchange

New center divide/island at Old Redwood Hwy and N. 101 entrance - street lines

Circulation problems - W. Sierra + W. School St.

Gravenstein Hwy + W. School Street

Old Redwood Hwy, especially in early evening

Bicycle lanes, safety going north on Old Redwood Hwy from Valparaiso to La Plaza

Making left turn south on Old Redwood Hwy (between George St & Walgreens)

South on Old Redwood towards E. Sierra - turning lane gets blocked up

Hwy 116- Dangerous intersections need improvement

The pedestrian barrier on E. Cotati Ave that keeps getting hit

Access/left turn east bound 116 into Crossroads- new island project- creating traffic- non emergency access

Old Redwood and 116

Old Redwood and 116 (intersection at Walgreens)

Hwy 116 east/west

Old Redwood and 116

116 at Madrone- autos and peds

Hwy 116 under Hwy 101

For bikes, railroad crossing on East Cotati Ave is extremely dangerous

Railroad crossing at E. Cotati Ave: future transit site, no ped crossing, rough for bicycles (need to dismount)

Old Redwood Hwy between Hub and 116 needs to be "beautified"

Old Red

Old Redwood Hwy and Railroad Ave.

Through traffic on Old Red- back up- and cutting through on residential streets

Biking along Old Redwood Highway north of Hub and onto 116

Old Redwood Highway

Old Redwood near Page St: no bike lane thru, heavy congestion at 5pm, bridge pavement causes excessive noise

Hub to Old Redwood

Old Redwood Hwy and E. Cotati Ave at the Hub

ATTACHMENT C

GENERAL PLAN UPDATE
TRIPLE BOTTOM LINE WORKSHEET

General Plan Update
Triple Bottom Line Worksheet

A Vision for Cotati The City's adopted vision statement.	**Economic**			**Environmental**				**Social Well-Being**
	Economic Development: **To provide a climate that promotes businesses and encourages new businesses to locate in our community.**	**Financial Stability:** **To become a self-reliant community with a sound economic base. To have a balanced city budget that prudently manages the City's financial resources and provides for appropriate reserves.**	**Infrastructure:** **To provide adequate streets, sidewalks, sewer and water systems, parks, bike paths, and public buildings and ensure that they are maintained at the highest possible level.**	**Quality of Life:** **To preserve Cotati's rural heritage and small town atmosphere while ensuring that new development reinforces both the quality and economic vitality of the community. To maintain Cotati's urban growth boundary.**	**Community Safety:** **To protect the health and well-being of the community by partnering with our citizens to provide a safe and secure environment.**	**City Beautification:** **To enhance City Gateways and remove blighted conditions. To encourage development which reflects the City's commitment to quality design, preservation of trees, and generous use of landscaping.**	**Environmental Concerns:** **To work with developers and citizens to incorporate environmenally "friendly" materials and "green" building techniques in all new construction as well as renovation projects. To continue to encourage the community to reduce, reuse and recycle.**	**Citizen Participation:** **To encourge citizens to become adtively involved in the decision making process and serve on City boards and commissions. To include the participation of volunteers in our community festivals and events.**
Circulation								
CI 1: Create a circulation network that reinforces the desired land use pattern for Cotati, and provides for the safe and efficient movement of people and goods to all parts of the City.								
CI 2: Maintain and expand a safe and efficient pedestrian, bicycle, and transit network that connects neighborhoods with key destinations to encourage ravel by non-automobile modes while also improving public health.								
CI 3: Reduce vehicle miles traveled (VMT) in order to reduce congestion and help achieve regional efforts to reduce greenhouse gas (GHG) emmissions.								

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CI 4: Maintain efficiency of the circulation network through coordination with regional planning efforts.								
CI 5: Create a balanced parking supply that accommodates demand while maximizing efficiency.								
Community Health and Wellness								
CHW 1: Establish and maintain a City leadership role to promote and enhance the overall health conditions of Cotati.								

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CHW 2: Ensure convenient access to health care for City residents and a wide range of health care, community health centers, and mental health care facilities in and around Cotati.								
CHW 3: Ensure all residents have convenient access to healthy and nutritional food options.								
Community Services and Facilities								
CSF 1: Provide high quality public services and facilities to all residents, businesses, and visitors in Cotati.								

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CSF 2: Ensure that adequate water and wastewater services are available to serve existing land uses and areas of planned growth, as identified in the general plan land use map.								
CSF 3: Ensure safe, convenient, and environmentally responsible waste disposal and recycling services throughout the City.								
CSF 4: Enhance the quality of life for all City residents through the provision of cultural and social resources including quality schools, libraries, and museums.								

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CSF 5: Provide responsive and high quality City government services to residents and businesses.								
Conservation								
CON 1: Protect and enhance Cotati's ecosysems and natural habitats.								
CON 2: Reduce air quality emissions and greenhouse gas emissions.								

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CON 3: Promote conservation of energy and other natural resources.								
CON 4: Protect and preserve Cotati's historic and cultural resources.								
Economic Vitality								
EV 1: Establish and maintain a healthy local economy that includes a diversity of commercial and industrial enterprises which provide goods, services, and employment opportunities to residents consistent with Cotati's small town image.								

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EV 2: Maintain the Hub and surrounding area as a thriving downtown that serves as the City's principal retail and service center.								
Land Use								
LU 1: Establish an efficient, harmonious, and enviornmentally sensitive land use pattern that enhances Cotati's small-town character, provides adequate space to accommodate sustainable economic and housing growth, and encourages orderly growth.								
LU 2: Enhance the quality of life of Cotati residents through the creation and maintenance of well-designed and appropriately served neighborhoods.								

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LU 3: Provide for a range of commercial, industrial, and mixed uses to provide Cotati's residents access to jobs and employment and to support the local economy.								
LU 4: Provide a streamlined and straightforward permitting process that promotes transparency, predictability, cost savings, and customer service.								
Noise								
N 1: Create a pleasant sound environment by minimizing exposure to harmful and annoying noise.								

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Open Space								
OS 1: Preserve and protect the natural and scenic resources of Cotati.								
OS 2: Provide a high quality park and recreation network that serves all segments of Cotati's population.								

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Safety								
SA 1: Ensure the safety of City residents, businesses, and visitors from hazardous conditions, including natural catastrophes and human-caused emergencies.								
SA 2: Reduce risks to human life and property from seismic and geologic hazards.								
SA 3: Reduce risks to human life, property, and public services associated with flooding.								